



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 14, 2019

APPLICANT: Broward County Board of County Commissioners

PROJECT NAME: Northport / Broward County Convention Center Development of Regional Impact (DRI)

CASE NUMBER: 67R09A1

REQUEST: Amendment to Development of Regional Impact

LOCATION: 1950 Eisenhower Boulevard

ZONING: Port Everglades Development District (PEDD)

LAND USE: Transportation

CASE PLANNER: Lorraine Tappen



Case Number: 67R09A1

CASE COMMENTS:

Please provide a written response to each of the following comments:

1. Discuss reasons for seeking to amend the DRI, and future development plans for the site.
2. Please be advised that any future development shall comply with any applicable Right-of-Way / Easement Dedication(s), per ULDR Section 47-25.2.M.5.
3. Please be advised that any future development shall 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 adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. 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-sewer>
4. Please be advised that all proposed future improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHCED) and City Right of Way are subject to issuance of a Right of Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agency for the improvements along:

- a. SE 24th Street & Eisenhower Blvd. – Broward County Highway Construction & Engineering Division (BCHCED).
 - b. SE 17th Street – FDOT District 4
 - c. A portion of Eisenhower Blvd. from south of SE 18th Street to SE 17th Street
5. Please be advised that any future development may require documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting / replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at 954-357-6695.
 6. Please be advised that the Applicant shall not be authorized to connect the on-site drainage system to those within the public right-of-ways of FDOT, BCHCED, and the City. Provide authorization as appropriate from FDOT, BCHCED, and the City for the existing and proposed connections between the on-site drainage system and public right-of-way.
 7. Please be advised that any future development shall be designed in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility



Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA). Please be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate; the vertical clearances within parking garages shall be sufficient to accommodate the taller specialized ADA vehicles.

8. Please be advised that any future improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving (i.e. other than asphalt), and stormwater improvements.
9. Please be advised that any future development shall show existing and proposed City water, sewer, and drainage/stormwater infrastructure on the plans.
10. Please be advised that any future development shall show water and sewer points of service connections to the respective City systems on the plans.
11. Please be advised that any future development shall label proposed water and sewer size(s) and material(s) on the plans.
12. Please be advised that any future development shall provide information to pipe conflicts for water, sewer, and drainage/stormwater on the plans.
13. Conceptual Paving, Grading, and Drainage Plan:
 1. 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, 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.
 2. 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. 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). 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. (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions).
 3. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc.) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, 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.
14. For future development 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.

15. Exfiltration Trenches:
 - a. Provide exfiltration trench drainage design calculations including geotechnical report for the soil's hydraulic conductivity (K value).
 - b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
 - c. Provide at least a clean out structure at each end of exfiltration trench located within the property.
16. 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.
17. 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.
18. Please be advised that any future development shall provide 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.
19. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
20. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: 67R09A1

CASE COMMENTS:

1. The comments below are only for the review of the proposed changes of square footage and the traffic impact statement. The comments below are not for the proposed bypass road figure that is attached to the submittal.
2. In the trip generation analysis please include Daily and AM Peak hour trips generation comparisons.
3. When complete please share the intersection operational analysis for the Federal Hwy & SR 84 intersection and the SE 17th St & Eisenhower Blvd intersection.
4. When ready please submit plans for the proposed bypass road for a separate review for comments
5. Additional comments may be provided upon further review.
6. 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 Transportation on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Provide an updated annual status report with complete responses regarding the conditions in the development order. Please clarify and coordinate the timing and phasing of construction of proposed new development within the DRI with the construction of the Port Everglades By-Pass Road. It is noted that the site plan and proposed Port Everglades By-Pass Road will be reviewed separately by the Development Review Committee at a future date.
4. Update narratives by providing a point by point response on the following:
 - a. Sec. 47-25.2, Adequacy Requirements
 - b. Description of existing development within the entire proposed development of regional impact (DRI) boundary.
5. Revise DRI boundary maps to clarify existing DRI boundary and proposed DRI boundary.
6. Provide sketch and legal description of updated DRI boundary.
7. Forward proposed amended DRI development order in a strikethrough underline format for additional comments by DRC members.
8. 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.
9. Please be advised additional comments may be forthcoming based on submittal of additional information.

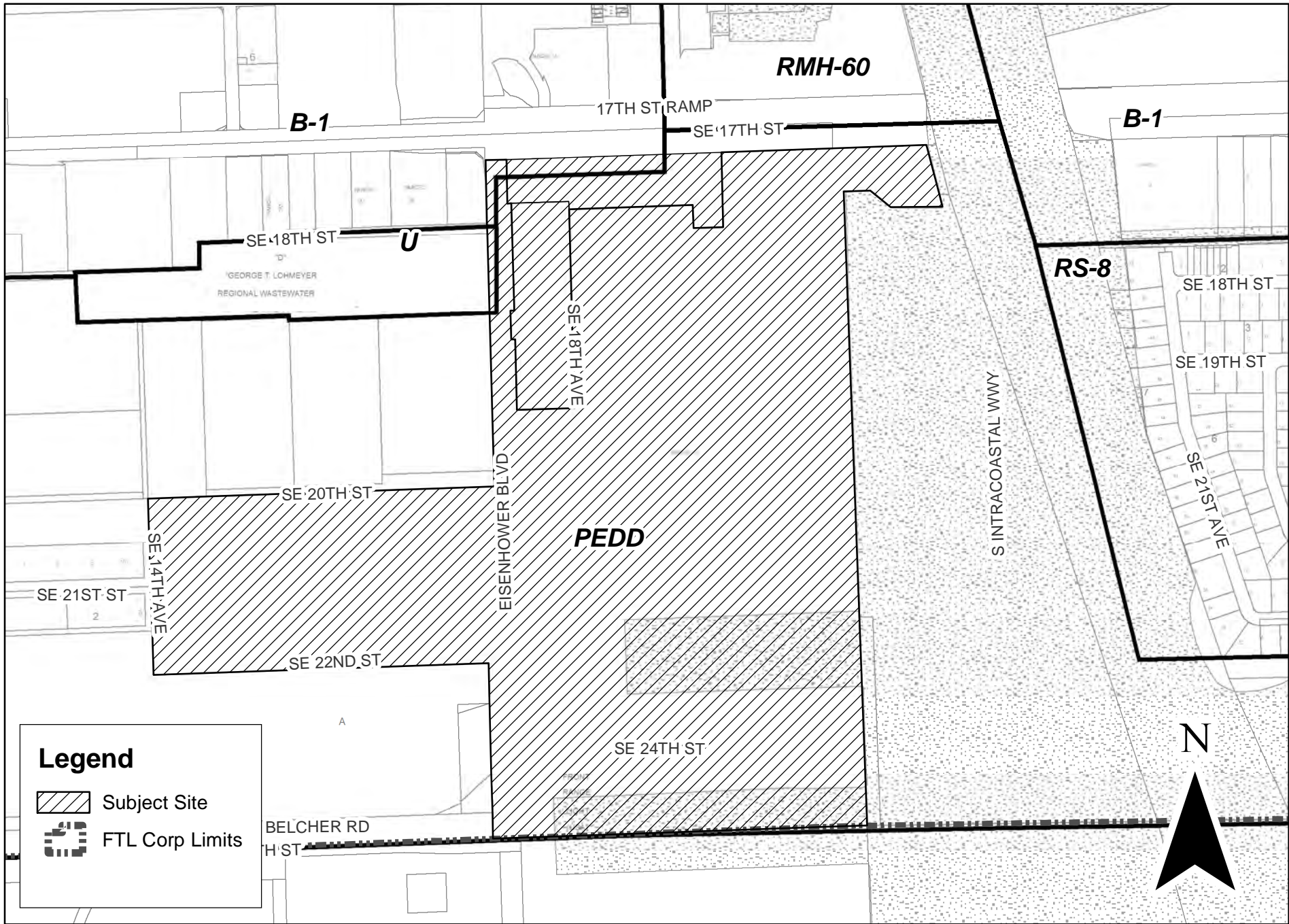
GENERAL COMMENTS

The following comments are for informational purposes.

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



10. The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5018).
11. Provide a written response to all DRC comments within 180 days.
12. Additional comments may be forthcoming at the DRC meeting.



67R09A1

