

Page 1: DRC Site Plan - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.


NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Benjamin A. Bollinger
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	4 Camp Newfound Rd., Harrison, ME 04040-3917
E-mail Address	bollinger@newfound-owatonna.co
Phone Number	207-595-8860
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Robert B. Lochrie, Esq. / Nectaria M. Chakas, Esq.
Applicant / Agent's Signature	
Address, City, State, Zip	1401 E. Broward Blvd., Suite 303, Fort Lauderdale, FL 33301
E-mail Address	rlochrie@lochrielaw.com / nchakas@lochrielaw.com
Phone Number	954-779-1119
Letter of Consent Submitted	yes

Development / Project Name	Wisdom Village Crossing
Development / Project Address	<u>Existing:</u> 615 N. Andrews Avenue <u>New:</u> same
Legal Description	Lots 5-8 and a portion of Lots 9-11, "Ausherman's Subdivision" according to the Plat thereof as recorded in Plat Book 2, Page 4 (see attached survey for full legal descr.)
Tax ID Folio Numbers (For all parcels in development)	504203090060 and 504203090070
Request / Description of Project	105 residential units (flex)
Total Estimated Cost of Project	\$ 20,264,240 (Including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$ 198,375	Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
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Current Land Use Designation	Downtown RAC
Proposed Land Use Designation	same
Current Zoning Designation	RAC-UV
Proposed Zoning Designation	same
Current Use of Property	boat repair facility
Number of Residential Units	105 (flex units)
Non-Residential SF (and Type)	n/a
Total Bldg. SF (include structured parking)	172,792 SF
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	10,000sf	34,818 / 0.799 acre
Lot Density	no requirement	132 du/ac
Lot Width	no requirement	186.5' x 164.75'
Building Height (Feet / Levels)	150'	9 stories
Structure Length	no requirement	154'-0" x 174'-0"
Floor Area Ratio	no requirement	N/A
Lot Coverage	90%	81.5%
Open Space	15,750	16,850
Landscape Area	none required	N/A
Parking Spaces	1 per unit per TOD Guidelines (105)	107 spaces

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [] N. Andrews	49' from CL of Andrews (per Master Plan)	49'
Side [] NW 6th ST.	35' from CL of NW 6th Street	49'
Side [N]	0'-0"	0'-4"
Rear [0'-0"]	0'-0"	0'-6"

ROOMS TO GO

1413 N. FEDERAL HIGHWAY

City of Fort Lauderdale, Broward County, Florida

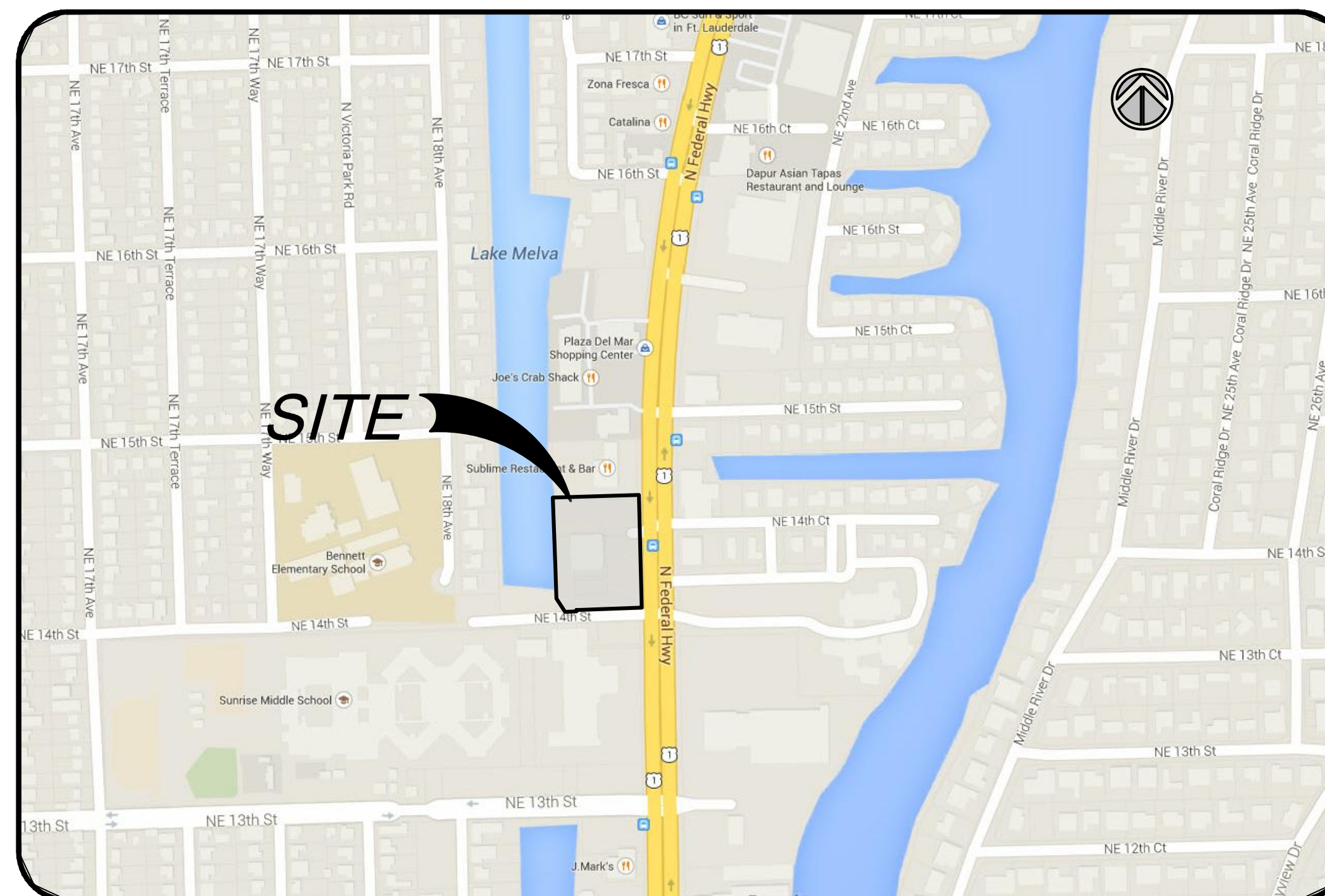
OWNER:
MAROONE FORD, LLC
1333 N. FEDERAL HIGHWAY
FORT LAUDERDALE, FL 33306
(954) 769-7134
EMAIL: brumley@autonation.com

ARCHITECT:
CASCO
10877 WATSON ROAD
ST. LOUIS, MO. 63127
(314) 821-1100
(314) 821-4162 (FAX)
EMAIL: chuck.caesar@cascocorp.com

LANDSCAPE ARCHITECT:
JFS DESIGN, INC.
1833 NW 140TH TERRACE
PEMBROKE PINES, FL 33028
(954)447-1852
EMAIL: jimmy@jfsdesignfl.com

CIVIL ENGINEER:
SUN-TECH ENGINEERING, INC.
1600 WEST OAKLAND PARK BLVD.
FORT LAUDERDALE, FL 33311
(954) 777-3123
(954) 777-3114 (FAX)
EMAIL: mgai@suntech.com

SURVEYOR:
SUN-TECH ENGINEERING, INC.
1600 WEST OAKLAND PARK BLVD.
FORT LAUDERDALE, FL 33311
(954) 777-3123
(954) 777-3114 (FAX)
EMAIL: dcooper@suntech.com



SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST
LOCATION MAP
N.T.S.


INDEX OF DRAWINGS	
SHEET NO.	TITLE
LU1	LANDUSE MAP
Z1	ZONING MAP
S1	SURVEY
P1	PLAT
AR1	AERIAL
SP1	SITE PLAN
A1	PROPOSED FLOOR PLAN
A2	PROPOSED ELEVATIONS
A3	DUMPSTER/RECYCLE ENCLOSURE DETAILS
A4	COLOR RENDERINGS
A5	COLOR ELEVATIONS
TD-1, TD-2	TREE DISPOSITION PLAN
L-1	SITE LANDSCAPE PLAN
L-2	LANDSCAPE LEGEND, PLANT LIST, ETC.
L-3	LANDSCAPE DETAILS, SPECIFICATIONS, ETC.
ES1	EXTERIOR LIGHTING DETAILS
ES2	SITE LIGHTING PHOTOMETRICS

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 36, NORTH 88°18'52" EAST, 130.44 FEET TO A POINT ON THE EAST LINE OF PARCEL A, LAKELAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID LINE, NORTH 2°03'42" WEST, 236.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 236 FEET OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 36; THENCE ALONG SAID LINE, NORTH 88°18'52" EAST, 289.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (ALSO KNOWN AS NORTH FEDERAL HIGHWAY) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86020-2508, LAST REVISION DATED OCTOBER 15TH, 1993; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 1°22'09" EAST, 377.61 FEET; THENCE SOUTH 87°53'18" WEST, 219.38 FEET; THENCE SOUTH 2°07'52" EAST, 5.00 FEET; THENCE SOUTH 87°53'18" WEST, 37.61 FEET; THENCE NORTH 33°09'23" WEST, 53.25 FEET TO A POINT ON THE EAST LINE OF PARCEL "A"; RESUB. OF LOTS 11 AND 12, BLOCK 48, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID LINE AND ALONG THE AFOREMENTIONED EAST LINE OF PARCEL A, LAKELAND, NORTH 2°03'42" WEST, 103.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 2.4860 ACRES (108,288 SQUARE FEET) MORE OR LESS.



Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors

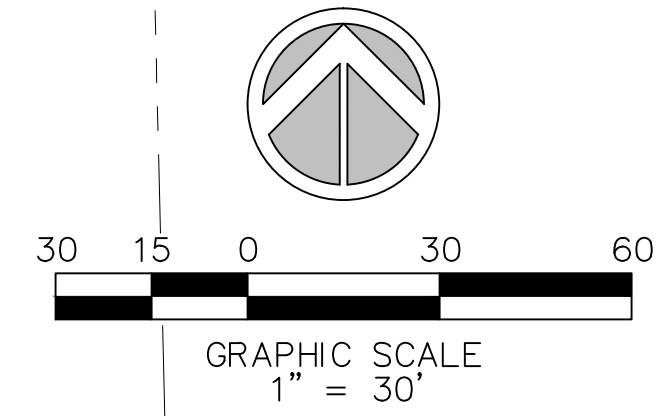
1600 West Oakland Park Boulevard
Ft. Lauderdale, FL 33311
www.suntech.com

Certificate of Auth. #7097
Phone (954) 777-3123
Fax (954) 777-3114

Always call 811 two full business days before you dig



PROJECT NO. 14-3649
DESIGN DATE: NOV. 2014

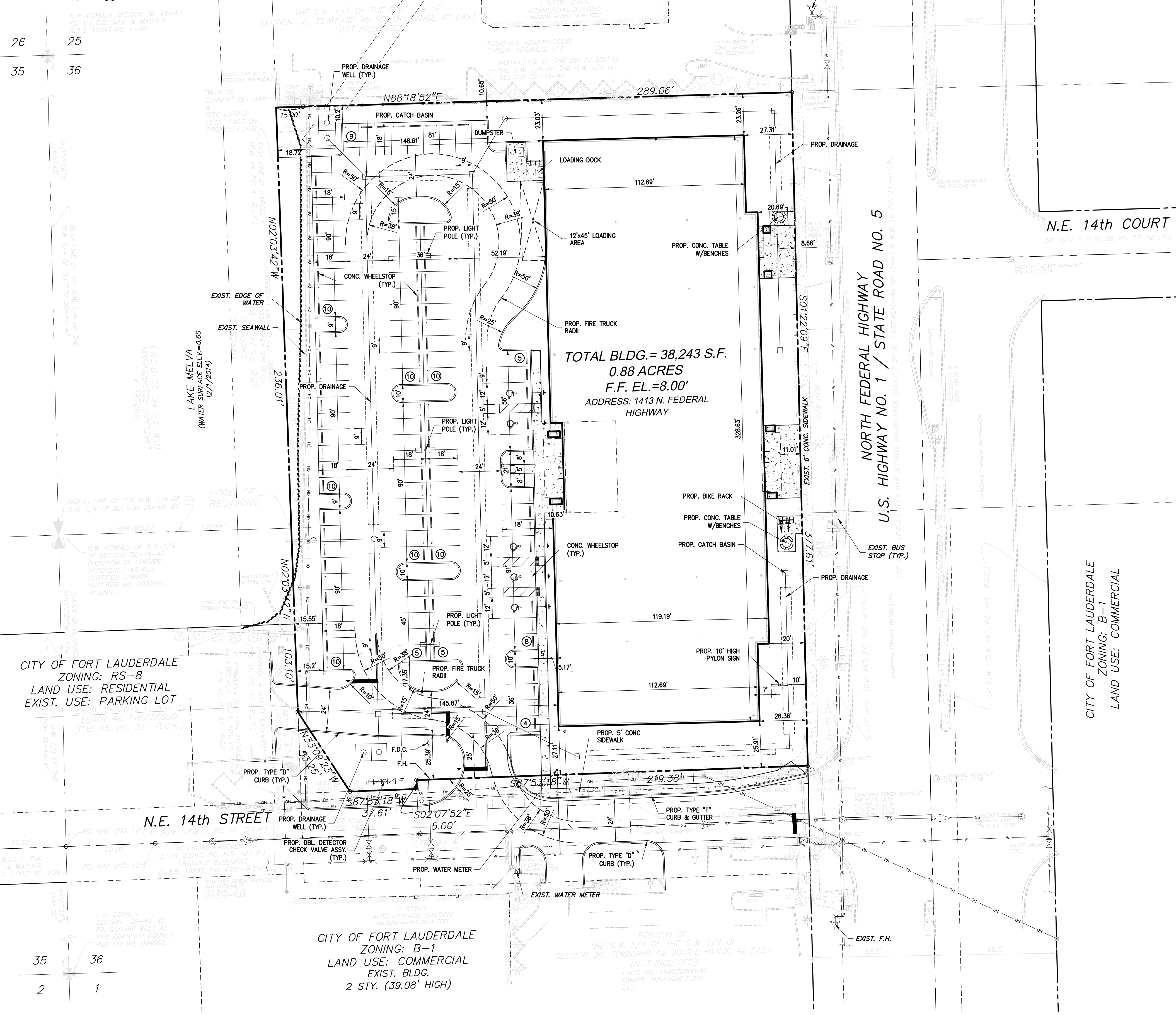


GRAPHIC SCALE
1" = 30'

26 25
35 36

35 36
2 1

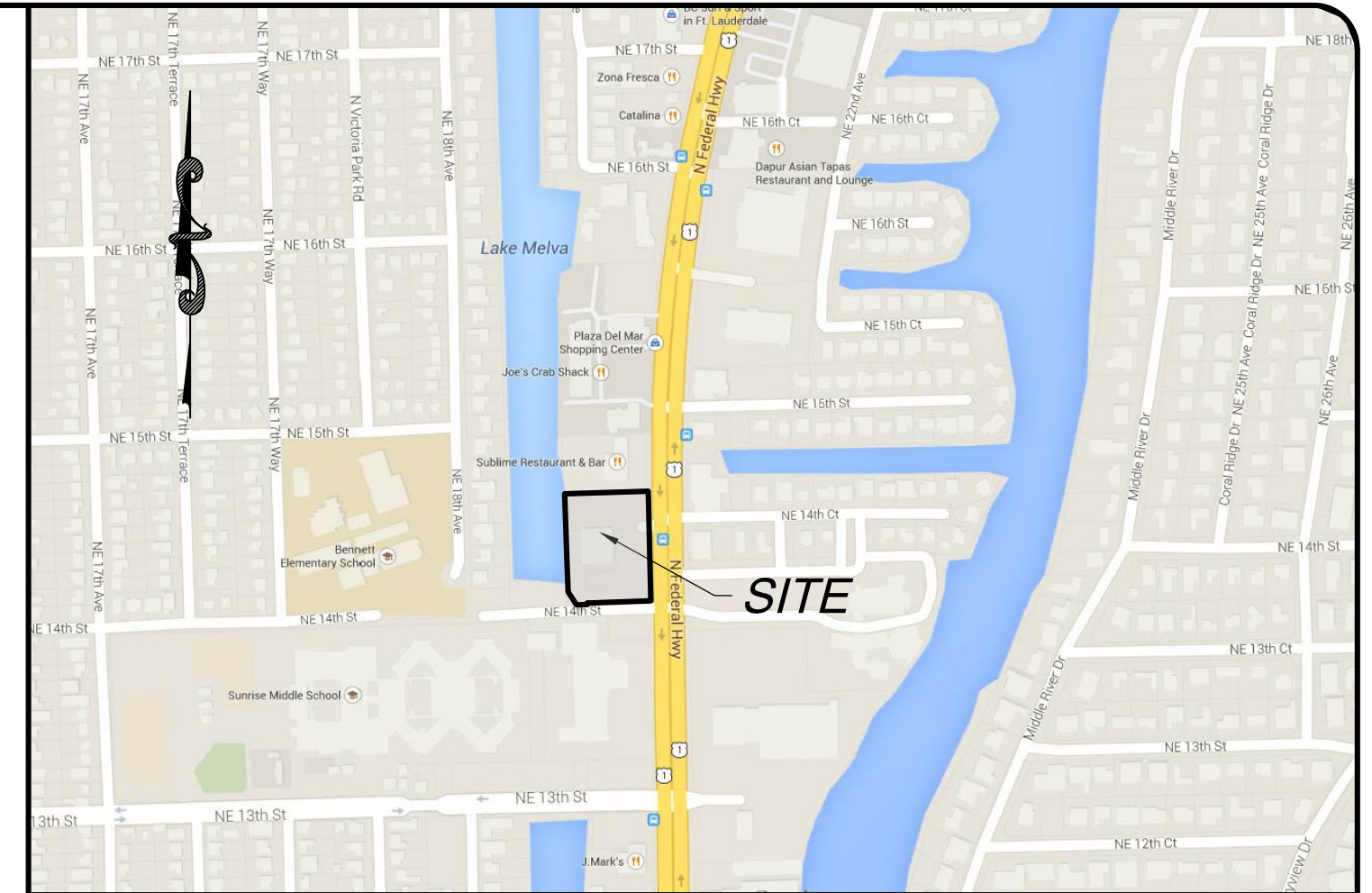
CITY OF FORT LAUDERDALE
ZONING: B-1
LAND USE: COMMERCIAL
EXIST. BLDG.
1 STY. (16.86'± HIGH)



TOTAL BLDG. = 38,243 S.F.
0.88 ACRES
F.F. EL. = 8.00'
ADDRESS: 1413 N. FEDERAL HIGHWAY

CITY OF FORT LAUDERDALE
ZONING: RS-8
LAND USE: RESIDENTIAL
EXIST. USE: PARKING LOT

CITY OF FORT LAUDERDALE
ZONING: B-1
LAND USE: COMMERCIAL
EXIST. BLDG.
2 STY. (39.08' HIGH)



LOCATION MAP

SITE DATA			
	AREA (S.F.)	AREA (ACRES)	PERCENTAGE
LANDSCAPE	24,953	0.57 AC.	23.0%
LAKE	2,160	0.05 AC.	2.0%
CONCRETE SIDEWALK	3,897	0.09 AC.	3.6%
PAVEMENT (VUA)	39,034	0.90 AC.	36.0%
BUILDING AREA	38,243	0.88 AC.	35.3%
TOTAL SITE AREA	108,288	2.49 AC.	100.0%

TOTAL BUILDING SQUARE FOOTAGE	38,478
FAR	0.36
BUILDING HEIGHT	42'-3"
ZONING	B-1
CURRENT USE	USED CAR DEALERSHIP
PROPOSED USE	FURNITURE STORE
LAND USE	COMMERCIAL

REQUIRED PARKING	
FURNITURE STORE - 38,243 SF @ 1 space/800	48 SPACES
TOTAL REQUIRED	48 SPACES
9'x18' STANDARD PARKING SPACE	101 SPACES
12'x18' HANDICAP PARKING SPACE	5 SPACES
TOTAL PROVIDED	106 SPACES

GENERAL INFORMATION		
	REQUIRED	PROVIDED
LOT SIZE	NONE	108,288 S.F.
LOT WIDTH	NONE	289.06'
BUILDING HEIGHT	150' MAX.	42'-3"
LANDSCAPE AREA	16,243 S.F. (15%)	24,953 S.F. (22.8%)
20% VUA	7,807 S.F.	12,928 S.F.
PARKING	49	106
SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	5' MIN.	20.00'
SIDE (NORTH)	0'	23.03'
SIDE (SOUTH)	0'	25.91'
REAR (WEST) RESIDENTIAL	15'	145.87'
LINEAR FEET OF PROP. SIDEWALK		240 L.F.

STRUCTURE LENGTH 328.63'
WATER & SEWER PROVIDED BY CITY OF FORT LAUDERDALE

Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors
Certificate of Auth. # 7087
Phone (954)777-3123
FL. Lauderdale, FL 33311
www.suntecheng.com

REVISIONS	
NO.	DESCRIPTION

ROOMS TO GO
FLORIDA
CITY OF FORT LAUDERDALE
SITE PLAN

DATE:
Dec. 2014

SCALE:
1"=30'

DESIGNED BY:
M.G.

DRAWN BY:
M.A.S.

JOB NUMBER
14-3649

SHEET No.
SP1

SEAL

Dec 1 2014
CLIFFORD R. LOUTAN, P.E.
FL. REG. NO. 56890

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FILE: K:\PROJECTS\14-xxxx\14-3649\dwg\SP1_12182014.8:07:14 AM. 11. Sun-Tech Engineering, Inc. (NWS)
PLOT DATE: 12/18/2014 8:07 AM BY: Miguel A. Sosa
LAYOUT: [SP1]



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: January 13, 2015

Project Name: Maroone Ford, LLC / SC 1413 FED

Case Number: R15005
Request: Site Plan Level II Review: 39,000sf Retail Building

Location: 1413 N. Federal Highway
Zoning: Boulevard Business District (B-1)
Land Use: Commercial

Project Planner: Thomas Lodge

Case Number: R15005

CASE COMMENTS:

Please provide a response to the following:

NONE – Signature NOT required.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. Take a proactive approach when drawing the plans. Provide detailed information that would help the department to review and approve your drawings on the first review.

107.7.4 Any specifications in which general expressions are used to the effect that “work shall be done in accordance with the Building Code” or “to the satisfaction of the Building Official” shall be deemed imperfect and incomplete, and every reference to this Code shall be by section or sub-section number applicable to the materials to be used, or to the methods of construction proposed.

107.7.5 Plans shall be adequately identified.

2. See our website for our submittal check list and other important forms.
http://www.fortlauderdale.gov/building_services/fax%20permitting/permits.htm

Case Number: R15005

RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR 47-25.2.M.5:

- a. 40' Access / Pedestrian Easement along NE 14th Street
- b. 25' Corner Chord at NE 14th Street & N Federal Highway

CASE COMMENTS:

A. Please respond to Comments 1 through 29 prior to Final DRC sign off

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 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. Please contact Jorge Holguin at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.
 - c. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS coordinate with Alia Awwad, P.E. with the Transportation & Mobility Department to fulfill transport aspect of the Adequacy requirements at (954) 828-6078 or aawwad@fortlauderdale.gov.
 - d. Coordinate the minimum Finished Floor Elevation approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) 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(ies) for the improvements along:

- a. N Federal Highway – Florida Department of Transportation (FDOT)
3. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
4. Provide the minimum fire truck turning radius of 40' inside and 60' outside. Please coordinate Fire Department approval with Captain Bruce Standhagen – Fire Plan Review/Fire Investigator at brucest@fortlauderdale.gov or (954) 828-5080.
5. Discuss the possibility of reducing the amount of parking closer to the minimum required and providing a one-way in and out parking lot design. This may have the possibility of reducing the amount of asphalt

required and decrease the overall number of traffic circulation conflicts with the potential of providing a landscaped area and pedestrian corridor to the main entrance of the building.

6. Discuss and detail the limits of improvements and materials to be used in the Right of Way around the perimeter of the site. Also, discuss what improvements are proposed along NW 14th Street to ensure safe and adequate pedestrian and vehicular paving cross slopes from the existing structure to the south of the project site. Please also show how pedestrian and or bicycle access will be provided.
7. Discuss providing a cross-access agreement between the north and south properties to ensure adequate access is available to both properties through a shared ingress/egress at NW 14th Street and N Federal Highway. It seems that there currently is access between the properties to utilize a shared parking area on the west portion of the southern parcel. Discuss how this access will be maintained after the ownership will be split.
8. Dimension all roadway and parking areas, specifically widths, turning radii and parking spots.
9. Provide and dimension a minimum of twelve (12) feet wide by twenty-two (22) feet long area for ingress for each vehicle to be accommodated within the stacking area per ULDR 47-20.5.C.6.a.
10. Show sight triangles at the intersection of driveways with the street for safe and adequate access of drivers and pedestrians.
11. Please be advised that any road cuts for utilities or curb cuts within 50' in the City Right of Way shall be restored to full lane width, per City Code of Ordinances Section 25-108.
12. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of utilizing sustainable or low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
13. Discuss if pedestrian lighting is proposed or if not discuss the possibility of the addition of pedestrian lighting. Please contact the Case Planner for details to match the area.
14. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right of Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
15. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an abstract of title dated at least ninety (90) days prior to the date of final DRC sign off, or submit a signed and sealed letter verifying that site conditions have not been altered or changed. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
16. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding rights of way, stormwater facilities, and neighboring water bodies.
17. Prepare and submit the following civil engineering drawings, signed and sealed by a registered Civil Engineer.
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure

- b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right of Way.
18. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown, the perimeter berm, and finished floor elevations are met and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right of Way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right of Way.
19. Provide typical cross sections and section profiles along all property lines. Also show how the existing and proposed grades will tie to one another.
20. Show spot elevations along the perimeter (property lines) on the paving and grading plan.
21. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
22. Show utilities on the lighting and landscaping plans for potential conflict.
23. Please discuss the locations/relocation of any underground utilities beneath the proposed on street parking spaces with the City Public Works Department - Utilities, Rick Johnson at (954) 828-7809.

B. Respond to Comments 24 through 36 prior to Engineering Permit Approval

24. Please be advised that any development project greater than 1 acre in size will need to file a Notice of Intent (N.O.I.) with the Florida Department of Environmental Protection (FDEP). This area shall include the entire work area limits in addition to any staging / storage areas, and must be filed prior to any permit issued for work on the development site.
25. Please be advised that all proposed improvements within or adjacent to the City's Right of Ways 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 agreement shall be executed with the City acknowledging that the Applicant will maintain all the infrastructure, facilities, landscaping, and hardscaping improvements within the City's Right of Way.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

26. Provide 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.
27. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or EKALUS@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
28. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.

29. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
30. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right of Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that separate DRC ROW & City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking-location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City;
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for rout line street sweeping of periphery of construction site
 19. Indicate if dewatering is proposed.
31. Obtain a dewatering permit from the Broward County Environmental Protection and Growth Management Department (EPGMD) if required. The EPGMD contact is David Vanlandingham (dvanlandingham@broward.org or (954) 519-1478). He prefers to be notified via email for the quickest

response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.

32. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
33. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC).
34. Please note that any lighting onsite or in the City's Right of Way (ROW) or both, shall be approved and authorized by the City's Engineering, Facilities Maintenance and/or Building (Electrical Staff) Department. Any lighting placed in the Right of Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right of Way.
35. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City' Urban Design Engineer.
36. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

Case Number: R 15005

CASE COMMENTS:

Please provide a response to the following:

1. Fire truck turning radius is 40 inside and 60 outside.

 **CITY OF FORT LAUDERDALE**
DRC COMMENT REPORT

Division: BUILDING
Member: Richard Benton
rbenton@fortlauderdale.gov
954-828-6133

Case Number: R15005

CASE COMMENTS:

NONE.

GENERAL COMMENTS:

The following comment is for informational purposes.

Flood Hazard Data 12011C0388H
 8/18/14
 X / AE 5

The property lies partially in a Special Flood Hazard Area

Case Number: R15005

CASE COMMENTS:

Please provide a response to the following:

1. Provide mitigation calculations.
2. Shift the southern light pole in parking area further north to avoid tree conflicts.
3. Consider location of landscaping along west building wall in relation to wall pack lighting.
4. Provide alternate species of ILA East Palatka Holly.
5. Provide Oak street trees along Federal Highway.
6. In lieu of tree grates, if appropriate, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
7. Increase fern and implement Florida Friendly Landscaping™ in areas where small strips of grass are proposed.
8. Extend landscape areas at the west side of dumpster enclosure to provide planting space for required hedge.
9. Illustrate the required vs. provided pervious area for the vehicular use area calculation.
10. Clarify what the limit of work line is and where the edge of water line is – both are necessary for inspection purposes.
11. Shift the proposed drainage well on NW parking as it is located in a required tree area.
12. Provide canopy trees (instead of palms) in landscaped islands at west side of building.
13. Provide a 5' buffer yard wall at west parking perimeter and maintain continuous screen as proposed to provide adequate neighborhood compatibility.
14. Consider closing the SW driveway.
15. Consider using structural soil in areas where canopy trees are next to parking, drive and walkway areas.
16. Note that Pine Bark mulch has been specified and will be inspected as such at final landscape inspection.

GENERAL COMMENTS:

Please consider the following prior to submittal for Building Permit:

17. Provide evidence from DOT that permit for right-of-way planting and irrigation is applied for and is in approval process.
18. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
19. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
20. Provide irrigation plan illustrating an automatic system which provides 100% coverage, 50% overlap and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.
21. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: R15005

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 map and listing of officially-recognized neighborhood associations is provided on the City's website: (<http://www.fortlauderdale.gov/neighborhoods/index.htm>)). 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) It is recommended the following bicycle-related comments be addressed:
 - a) 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.
 - b) For more information, please send email to kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
- 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. 47-25.3, Neighborhood Compatibility.
- 5) Provide the following changes on site plan:
 - a. Provide a floor plan dimensioning the use of each space;
 - b. Provide a roof plan showing all rooftop mechanical equipment;
 - c. Provide safe pedestrian connections between the parking lot and building. Show the connections on the site plan;
 - d. Consider adding a shade structure over the outdoor seating area;
 - e. Consider using pervious material in the parking area; and,
 - f. Consider adding a five-foot wall along the waterway and add low level landscaping along the wall.
- 6) Pursuant to ULDR Sec. 47-22.4.C.8, provide a master sign plan detailing the information below. Please note, any proposed signs will require a separate permit application:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of any proposed signage (height, width, depth, etc.); and,
 - c. Proposed sign copy, if available, colors and material.
- 7) Pursuant to ULDR Sec. 47-25.3.A.3.D, Bufferyard requirements, a ten-foot landscape strip shall be required to be located along all property lines that are adjacent to residential property. A minimum five-foot high wall shall be required on the non-residential side. The site plan depicts access from this site to a parking lot on a residentially zoned parcel to the west of the site. Discuss alternative options for that access with City staff at the DRC meeting.
- 8) Pursuant to ULDR Sec. 47-25.3.A.3.b, Control of Appearance, facades facing residential properties shall be architecturally enhanced. Please consider a more active building façade, windows, etc. and/or a facade treatment that improves the aesthetic appearance and overall building composition/articulation as it relates to the residential context.
- 9) Provide a copy of the vacating ordinance for Northeast 14th Street.

- 10) This project is located within the North US1 Urban Design Plan study area. The applicant is encouraged to take every opportunity to meet the intents and framework established in the plan.
- 11) Please provide shade trees between the curb and sidewalk along Federal Highway to provide a more usable, comfortable pedestrian environment, support proper shade tree growth and long-term sustainability. Discuss shade tree types with the Landscape Representative.
- 12) Consider one-way circulation around the parking lot and angled parking. Provide a traffic circulation plan showing how vehicles will enter and exit the site, and how cars will access the adjacent existing parking lot. Discuss stacking and site circulation with the Engineering Representative.
- 13) Consider employing green building practices throughout the project including, such as, but not limited to charging stations, tankless water heaters, rain collection systems, pervious on-street parking, 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 DRC:

- 14) Provide a written response to all DRC comments within 180 days.
- 15) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-8981) to review project revisions and/or to obtain a signature routing stamp.
- 16) 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.
- 17) Additional comments may be forthcoming at the DRC meeting.

Case Number: R15005

CASE COMMENTS:

Please provide a response to the following:

1. Doors should be solid, impact resistant or metal. They should be equipped with a secondary deadbolt locking system with solid doors providing a 180 degree viewfinder.
2. Consider pre-wiring for an alarm system.

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.

Case Number: R15005

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. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
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.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. 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).
7. Ensure site plan clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application.
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthened apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, smooth surface walkway to accommodate wheeled containers.
12. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
13. 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 is Pre or Final DRC.
 - o Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).

- If applicable, please describe whether accessibility gate is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
- 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 aehle@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: None

Case Number: R15005

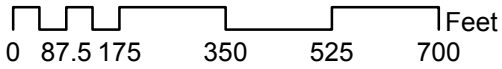
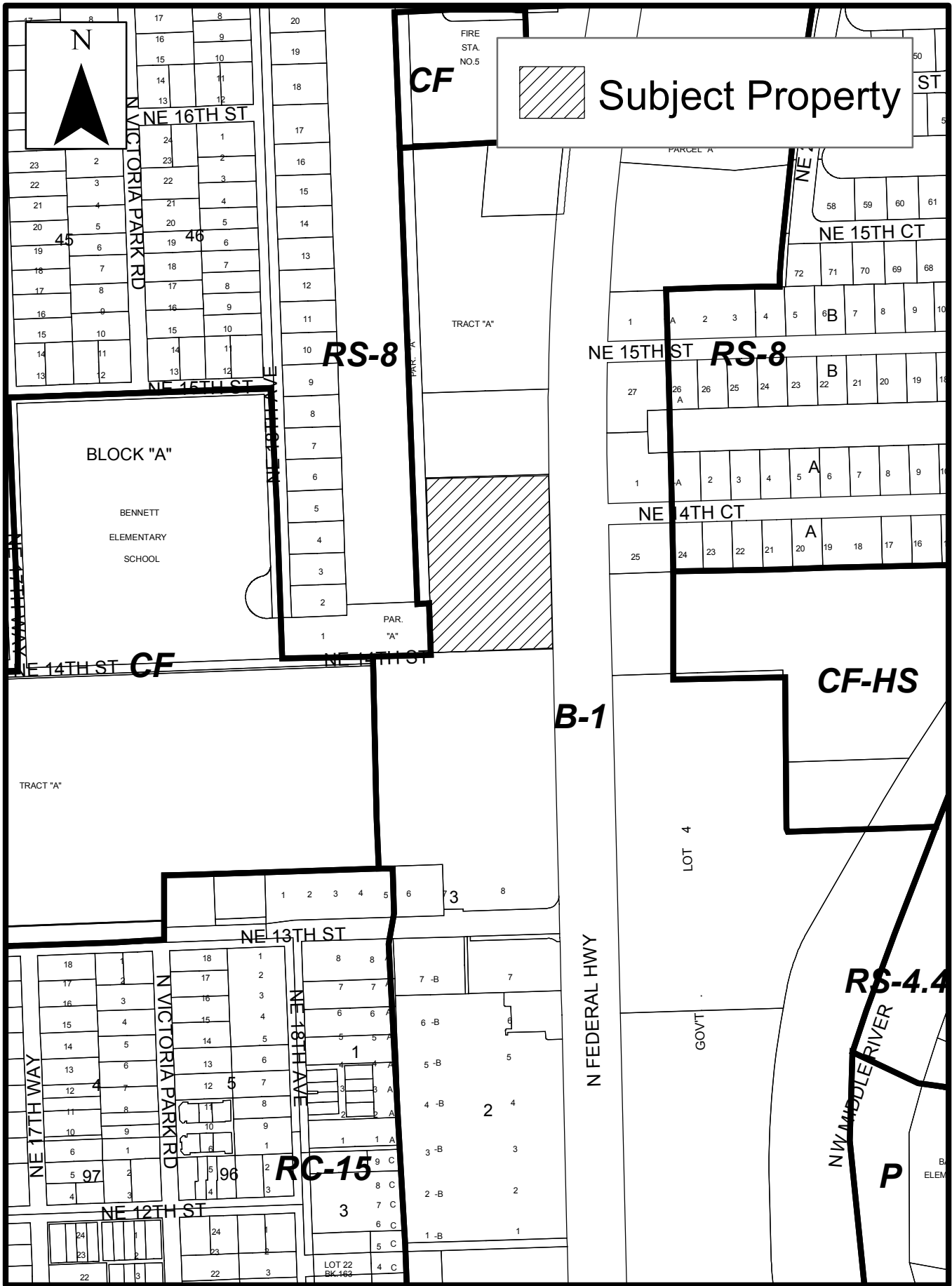
CASE COMMENTS:

1. Provide traffic impact statement. Coordinate with the Transportation and Mobility Department to discuss a traffic impact study.
2. Provide justification for providing more parking spaces than the code requires (58 additional spaces provided).
3. Coordinate with the Transportation and Mobility Department regarding a parking circulation plan. Consider one-way circulation with angled parking in order to reduce lot surface area.
4. Provide justification for providing access to private property through the site.
5. Residential (zoned RS-8) is adjacent to the lot – a bufferyard is necessary. The bufferyard is required to be a minimum of 10 feet in depth per Section 47-25.3 item 3D. Parking is not allowed within the bufferyard per Section 47-20.4.
6. Ensure all sidewalks and curb cuts are unobstructed and ADA accessible.
7. Provide bicycle racks. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide.
8. Additional comments may be provided upon further review.
9. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Alia Awwad at 954-828-6078 or aawwad@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.



R15005