



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** November 12, 2019

**APPLICANT /  
PROPERTY OWNER:** STKR Sistrunk LLC.

**AGENT:** TDON Development

**PROJECT NAME:** Townhomes at River Gardens East Parcel

**CASE NUMBER:** PLN-SITE-19100017

**REQUEST:** Site Plan Level II Review: 6-Unit Townhouse  
Development in Regional Activity Center

**LOCATION:** 2146 NW 6<sup>th</sup> Street

**ZONING:** Northwest Regional Activity Center-Mixed Use west  
(NWRAC-MUw) and Residential Low Rise  
Multifamily/Medium Density District (RM-15)

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

**CASE PLANNER:** Nicholas Kalargyros



Case Number: PLN-Site-1910017

**CASE COMMENTS:**

- 1) Indicate Building Type.
- 2) Show Safety Provisions for Living area entry from Garage.
- 3) Detail Fire Separation through Attic to 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](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 1<sup>st</sup>, 2018 the 6<sup>th</sup> 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](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: PLN-SITE-19100017

**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.
  - 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-se>
2. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Based on the City utility maps, the existing sewer main adjacent to this property is at a deeper elevation than assumed, verify elevations accordingly. Also provide disposition of existing services (i.e. water services and sewer laterals).
3. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges) and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).
4. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
5. A minimum of 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). 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. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
6. 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.



7. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
8. 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 loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or [dgrisgen@fortlauderdale.gov](mailto:dgrisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.

9. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
10. 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.
11. Proposed stormwater management system design is to remain independent from right-of-way system. Please remove the proposed interconnection near the southwestern corner of the site.
12. 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.
13. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
14. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-19100017

**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 basically means that plant material must be grouped together based on watering needs (hydro zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydro zones on planting plan, and include calculations in table.
2. 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. 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 Structural Soil.
- b. Provide Structural Soil Detail and composition.

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system 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 Green Blue Urban soil cell, Silva cell or like product for this and all future site developments.

As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

3. 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.
4. Street trees.
  - a. There appears to be room for additional street trees along NW 21<sup>st</sup> TERR. It appears with a little shifting of the space between the trees and from the underground utilities that additional street trees could be proposed. Trees such as Silver Buttonwood require a minimum 5 feet from the underground utility.
  - b. Smaller maturing trees, please propose on maximum 20 centers, minimum 12 feet tall. The 20 feet on centers is a maximum for separation, the trees may be proposed at reduced separation distances.



- c. To mirror the east side of NW 21<sup>st</sup> TERR. Please propose palm trees on the west side as these on the east side of the street.
  - d. There is area between the existing Live Oak street trees that could be filled in with additional trees. Please propose additional Live Oak trees along Sistrunk BLVD. at a height of 20-22 feet tall, to provide a continued shade element for the public realm.
  - e. Along NW 22<sup>nd</sup> AVE. with a little shifting and adjustment of the spacing will allow for additional tree to be proposed along with palm trees mirroring NW 21<sup>st</sup> TERR.
5. 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.
  6. Shade trees must be located a minimum of fifteen feet away from structures.
    - a. At the SE retention area adjacent to NW 21<sup>st</sup> TERR. There is a Cypress tree that appears to be within 15 feet of the neighboring structure. Please shift this tree down into the retention area for the 15 feet horizontal clearance and illustrate this on the Landscape plan.
    - b. There is a Live Oak proposed in the SW area adjacent to a neighboring structure, please demonstrate on Landscape plan the required horizontal clearance.
  7. Small maturing trees must be located a minimum of seven and one-half feet away from structures.
  8. The tree disposition sheet shows a multitude of trees and palm trees that have a high condition rating that could be relocated rather than destroyed. Please consider having an ISA Arborist conduct an evaluation of the existing trees for relocation. The Department would highly suggest the saving of trees through relocation rather than destroying.
  9. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site 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.
  10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
  11. It appears that there is room for additional trees and palm trees property side of Sistrunk BLVD. Please consider additional landscape materials that they may enhance the aesthetic views and provide buffering of the traffic way.
  12. Please provide calculation for turfgrass usage – not to exceed 60 percent of the landscape area in sod.
  13. All landscape areas shall be protected from vehicle encroachment, including the nose of peninsular and island landscape areas. Section 47-21.12.B.4.
    - a. Please provide curbing for the protection of the landscape areas.
  14. As per Section 47-21.9.G.2. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.



- a. Tree islands that are reduced in width will require structural soil or a product engineered for root growth under paved areas.
15. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
16. 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.
17. Additional comments may be forthcoming upon next review.

### **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. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. Prep work for relocation requires no permit and should start as soon as possible.
3. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. 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. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan, and include calculations in table.



**Case Number:** PLN-SITE-19100017

**CASE COMMENTS:**

Please respond 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 viewport for security.
3. Garage doors should be impact resistant.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. The site should be equipped with a vehicular access control system
7. 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 the track.
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 before DRC sign off.



Case Number: PLN-SITE-19100017

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. Containers: must comply with 47-19.4
7. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to [smccutcheon@fortlauderdale.gov](mailto: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: PLN-SITE-1910017

**CASE COMMENTS:**

1. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
2. 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. Any conflict points that are in this stacking requirement must be removed.
3. 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.
4. Bicycle parking is needed. 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.
5. 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.
6. Additional comments may be provided upon further review.
7. 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: PLN-SITE-19100017

**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website at: <http://www.fortlauderdale.gov/neighbors/civic-associations> and a map of neighborhood associations may be found at <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Northwest 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. Located in the Northwest Regional Activity Center (NW-RAC), the proposed project is subject to a 30-day request for review period by the City Commission. A separate submittal and application is required for City Commission 30-day request for review. Should the Commission request to call up the application, the applicant is responsible for all public notice requirements (Section 47-27). Note that an hourly fee is imposed to cover staff time required in the placing of applications requested for review on Commission agenda(s). Note: 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 (954-828-5193).
4. The proposed development is within the Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA) and may be eligible for incentives through the CRA programs. Contact Clarence Woods, CRA Manager at 954-828-4519 or via email at [CWoods@fortlauderdale.gov](mailto:CWoods@fortlauderdale.gov) for additional information.
5. Provide the following graphics of the proposed buildings on site:
  - a. Provide aerial oblique perspectives of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines;
  - b. Provide nighttime renders of proposed development;
  - c. Provide pedestrian-level perspective renderings of project as viewed along NW 6<sup>th</sup> Street; and,
  - d. Provide detail of ground floor elevations identifying and labeling proposed building materials.
6. Please provide adequate landscape strip with shade trees between the curb and sidewalk to provide a safer, more usable and comfortable pedestrian environment and support proper shade tree growth and long-term sustainability. Discuss shade tree types with the Landscape Representative.
7. Street trees shall be planted and maintained along the public right of way abutting the property to provide a canopy effect. These trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21. Discuss shade tree types with the Landscape Representative.
8. Provide the following changes on site plan:
  - a. Per ULDR Section 47-18.33.B.5, Yard Requirements, a minimum five foot easement is required around each building group except when directly abutting a right-of-way. Proposed easements surrounding each block group should be titled "Proposed 5'0" Access Easement". Please remove the utility reference from the plan;



- b. Clearly depict the entrance requirements per ULDR Section 47-18.33.B.7, *Entrance requirements*. Each dwelling unit facing a public right-of-way other than an alley must have, its own principal entrance, visible from and facing the right-of-way, and shall include the following:
    - i. A roofed landing;
    - ii. An architectural design and material similar to and integral with the principal structure;
    - iii. A minimum of four (4) linear feet shall be provided between principal entrances;
    - iv. The roofed landing may encroach into the front yard an additional three (3) feet; and
    - v. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance shall be required.
  - c. Consider breaking up the massing by rearranging the townhouses to groups of four or five units per group to allow for additional light and air in the proposed development.
  - d. Dimension vehicular stacking exiting the private driveway for the proposed development onto NW 21<sup>st</sup> Terrace;
  - e. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks; and,
  - f. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead line should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
9. Provide the following changes on elevations:
- a. Provide elevations in color and indicate the building materials and colors that will be used;
  - b. Provide a street section elevation of the property along NW 6<sup>th</sup> Street; and,
  - c. Provide building massing and add façade articulation to the buildings facing NW 6<sup>th</sup> Street and NW 21<sup>st</sup> Terrace.
10. Provide details of the fence to indicate compliance with Section 47-18.33.B5.9, *Fence Requirements*, and consider the visual impact of the fence bordering the development. Fencing should be placed and designed in a way that relates to the public realm/street and project. Consider providing transparency or a finish that articulates the building behind and provides safety through visibility along the street.
11. 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.
12. Provisions satisfactory to the City Attorney's Office shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group. A townhouse development shall have a recorded maintenance agreement for the common areas and guest parking. Such agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off. A minimum five foot easement is required around each building group.
13. This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
14. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>.



15. It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
  - b. Per ULDR, Section, 47-20.2, Table 3. Parking and Loading Zone Requirements - RAC and Central Beach Districts; show breakdown of bicycle parking on the site data and location;
    - i) One bicycle parking space per 20 parking spaces provided.
  - c. 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; and,
  - d. Please email Benjamin Restrepo at [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov) for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
16. The roof top of the building should be treated as part of the overall design. Consider incorporating a green roof as a visual amenity that provides a combination of useable landscaped space and a sustainable roof treatment. Further, consider activating the roof top in the proposed development.
17. A Design Review for the proposed development has been conducted by the Design Review Team (DRT) and may be found at the end of the Development Review Committee Comment Report. Please provide a point-by-point response to Design Review Team (DRT) comments.
18. The City's Vision is to support sustainable infrastructure, consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

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

19. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.
20. All construction activity must comply with Code of Ordinance, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final Development Review Committee plans.
21. All agreements must be reviewed and approved by the City Attorney's Office prior to Final Development Review Committee sign-off.
22. Provide a written response to all Development Review Committee comments within 180 days.
23. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the project planner (Nicholas Kalargyros via email at [NicholasK@fortlauderdale.gov](mailto:NicholasK@fortlauderdale.gov)) to review project revisions and/or to obtain a signature routing stamp.

24. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
25. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's Development Review Committee Representative.
26. Additional comments may be forthcoming at the Development Review Committee meeting.

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



