



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 10, 2019

PROPERTY OWNER: Serengeti Progresso I, LLC.

APPLICANT/AGENT: F3 Architecture LLC.

PROJECT NAME: Acacia at Progresso Village

CASE NUMBER: PLN-SITE-19110002

REQUEST: Site Plan Level II Review: 20 Residential Townhouse Units

LOCATION: 816 NW 3rd Avenue

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

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

CASE PLANNER: Yvonne Redding



Case Number: PLN-Site-19110002

CASE COMMENTS:

1. Indicate Building Type.
2. Show Safety Provisions for Living area entry from Garage.
3. Detail Fire Separations.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: PLN-SITE-19110002

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-sewer>
2. Provide a current signed and sealed boundary and topographic survey based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
3. 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
4. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Be advise, per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
5. Engineering sheets C-1 to C-3 are to label/dimension existing Right-of-Way and property lines. Also show, label and dimension any proposed easement boundaries.
6. 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.
7. Please verify sidewalk width adjacent to existing drainage inlet on NW 3 Ave. Should it be less than 4-ft, reconstruct sidewalk segment to maintain a 5ft minimum pedestrian path by either relocating existing inlet or providing a horizontal sidewalk off-set onto property. Should any portion of the proposed sidewalk be within private property, a permanent Sidewalk Easement will be required at time of CO and shall be shown and dimensioned on plan.



8. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way.
9. Replace proposed multiple domestic water service connections to the existing water main on NW 3rd Avenue with meter banks.
10. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean-out must be provided at property line per City standards. Also provide disposition of existing services (i.e. water services and sewer laterals).
11. Roadway restoration for utilities or curb cuts within City Right-of-Way shall be shown on Paving and Drainage Plan. Provide restoration to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108.
12. Paving, Grading, and Drainage Plan:
 - a. Provide enough existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements will not adversely impact the adjacent Right-of-Way, and properties. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - b. 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 any 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.
13. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
14. 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.
15. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance 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.

16. Please email plans@fortlauderdale.gov to obtain copies of the City utility maps and as-builds as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
17. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
18. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
19. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-19110002

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. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.
 - a. Please shift the sidewalk back to provide area for locating the street trees between the sidewalk and the travel lane.
 - b. Please investigate the use of shade trees as street trees for the city prefers a continuation of canopy trees to provide shade for the public realm.



4. 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.
 - a. Please investigate providing curbing along the street.
5. Please provide measured horizontal clearance between trees and off-site utilities.
6. Shade trees must be located a minimum of fifteen feet away from structures.
 - a. It appears that large maturing shade trees are proposed adjacent to the neighboring property's structures.
7. Small maturing trees may be located a minimum of seven and one-half feet away from structures.
8. Please follow FPL's right tree right place as to trees and overhead power lines. Please investigate locating the overhead utilities underground.
9. Please provide an overlay sheet demonstrating how the required minimum landscape area of 35 percent is being met.
 - a. Please provide areas to be calculated as to the front yard, side yard and the pedestrian easement areas. The areas not included within the 35 percent landscape area requirement is the foot print of the structure and the rear yard to the pedestrian easement.



- b. Please remove the grass pavers within the parking stalls, parking stalls require a solid dustless surface. Grass pavers have been utilized in the VUA only for areas of vehicle traversing not parking.
 - c. If grass pavers are to be utilized, please provide a detail of the product and demonstrate the area of the paver that is to be calculated as landscape area. Please demonstrate separately the calculation (square feet and in percentage form) of grass paver area that will contribute to the landscape percentage requirement.
10. Please clarify the site calculations for paved areas. One panel shows vehicle use area as 6790sqft then in the other panel $5342 \times 2 = 10684 \text{sqft}$.
11. 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.



- a. There are light poles in landscape areas between driveways, please propose trees within these two areas.
12. There appears to be no trees proposed in the rear yards of the development.
 - a. Please propose trees and palm trees suitable for the size and space of the rear yards.
13. There are trees proposed within the pedestrian easement that may be a conflict.
 - a. Please describe their impact to the pedestrian easement area.
14. Section 47-21.9.G.1 and 2.

Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. The minimum planting area shall be for:

 - a. 1. species with a minimum caliper of three (3) inches, two hundred twenty-five (225) square feet with fifteen (15) feet being the smallest dimension.
 - b. 2. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.
 - c. The design guide lines for Town homes talks about being able to reduce the landscape area between the driveways to 4 feet in width. This reduction is possible with the installation of structural soil under the paved areas.
 - d. It appears that the landscape area width between the driveways; proposed with trees that are required for the VUA and driveway plantings, are undersize. Structural soil may be proposed under the adjacent pavement in order to fulfill code requirements.
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. As to Section 47-21.3 General provisions and design standards. Low impact site design practices, such as preserving existing native trees and vegetation, shall be used to the extent feasible.
 - a. There is an area of non-disturbance to preserve existing trees in place. This root zone protection area is 10 times the trunk diameter of the tree. Example would be for the protection area, if the tree has a trunk diameter of 12 inches x10 inches= 120 inches or 10 feet radius from the trunk of the tree. Palm trees will be 3-5 feet from the trunk depending on the species and clear trunk height of the palm.
 - b. Please show calculated measurement of the root zone protection area per tree on the plans.
18. Section 47-21.15.A.3. Effort shall be made to design around existing, large, desirable trees. If, as determined by the department, there are large desirable existing tree(s) and the proposed placement of the site plan elements will not save such tree(s) and sufficient root system to support the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan, then a tree removal permit may be denied by the department. In addition, if a permit is sought to remove an existing, large, desirable tree because its root system is causing damage to the associated sidewalks, paved areas, or septic systems, or if falling tree debris is staining nearby



surface area, then the tree removal permit may be denied by the department if alternatives such as sidewalk bridging, canopy reduction, or trimming have not been considered or attempted, and such action would address the problem while preserving the tree. An alternative or redesigned site plan shall then be submitted.

- A. The Department is asking that the design of the proposed development be coordinated with the preservation of the existing, large, desirable trees on site in their present location.
- B. If reasonable modification can not be done to save the large, desirable trees in place, please investigate their relocation that they may be preserved on site.

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-19110002

CASE COMMENTS:

Please provide a response to the following:

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. 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.
7. There should be child proof safety features to prevent unsupervised children access to the pool.
8. Easily identifiable emergency communication devices should be available at the pool areas, common areas.
9. Property enclosing wooden designed fence should be access controlled.
10. Lighting and landscaping should follow C.P.T.E.D. guidelines.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: PLN-SITE-1911002

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. Sanitation carts must be stored in garages, out of public view.
7. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
8. Ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: PLN-SITE-19110002

CASE COMMENTS:

1. Ensure sidewalk is a minimum of 7 feet wide on NW 3rd Ave. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
2. Provide a parking data table on the site plan that shows the required parking and parking being provided.
3. Guest parking to meet the parking requirement must be paved and meet the city code geometric requirements.
4. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
5. 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.
6. 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.
7. Bicycle parking is strongly encouraged. 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.
8. 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.
9. Additional comments may be provided upon further review.
10. 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.



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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: SITE-19110002

- 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 neighborhood associations is provided on the City's website: <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) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6623 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) Provide an accurate site plan that meets the submittal requirements for the application. All site plan technical specifications should be provided on one (1) sheet including the site data table.
- 5) Per Section 47-18.33.B, Townhouse Site Design Criteria, provide a point by point narrative how this project is compliant with the requirements of this section.
- 6) Per Section 47-18.33.B.7, Entrance requirements, all units facing the public right-of-way must have entry features that are compliant with 47-18.33.C.6, architectural elements.
- 7) Provide the following changes to the site plan:
 - a) Consider reducing drive aisle widths to 20 feet;
 - b) Per Section 47-18.33.B.5.c, the side yard setback shall be a minimum of ten (10) feet from the side property lines. Please revise site plan to reflect this requirement is met.
 - c) Pursuant to ULDR 47-18.33.B.5.d, the rear yard setback shall be a minimum of twenty (20) feet from the rear property line. Please revise site plan to reflect this requirement is met.
 - d) Provide a 3-foot-wide clear path from all units fronting NW 3rd Avenue to the sidewalk.
 - e) Grass parking cannot be used for to meet the required parking, including guest parking;
 - f) Remove "utility" reference in the easement language;
 - g) Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
- 8) Per Section 47-18.33.B.16, Solid waste, yard waste, and recycling requirements. Each townhouse dwelling unit shall have incorporated into the design a designated area to locate containers that meet the requirements of Chapter 24 of the city's Code of Ordinances. The size of the containers and alternatives to these requirements may be permitted subject to approval of the public works department, sanitation division. Provide information and location regarding trash receptacle within each unit and pick-up.

- 9) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 10) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
- 11) Per Section 47-18.33.B.4, Access, 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.
- 12) Per Section 47-18.33.B.15, Maintenance Agreement, a townhouse development shall have a recorded maintenance agreement for the common areas and guest parking.
- 13) All agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off.

GENERAL COMMENTS

The following comments are for informational purposes:

- 14) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 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, Yvonne Redding, (call 954-828-6495) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 16) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Frank Rabinowitz, Plans Examiner (954-828-6237) to obtain his signature on the final DRC plans.
- 17) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



A. For projects which DO NOT require either Planning and Zoning Board or City Commission review and approval (i.e. DRC level II only):

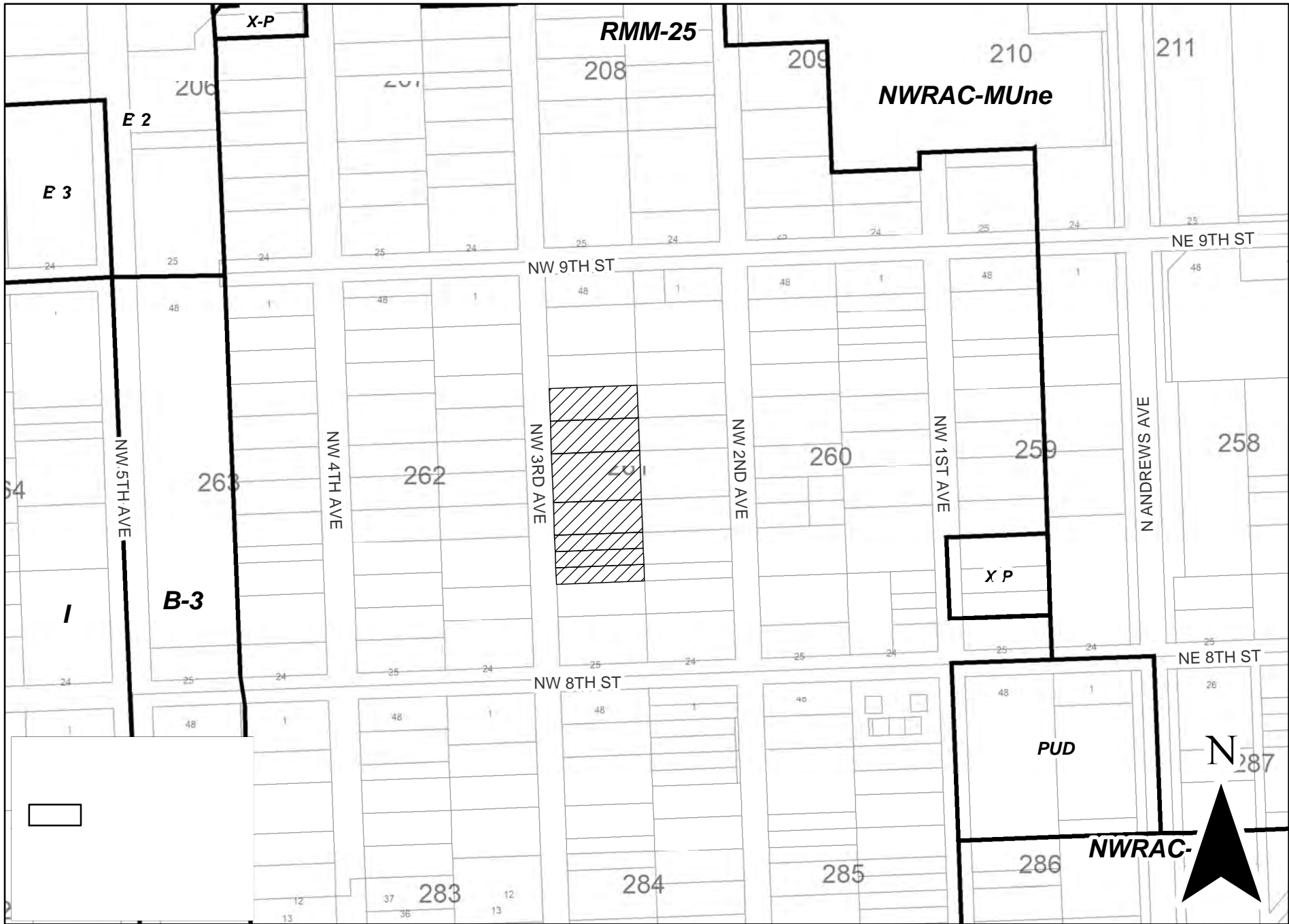
- 1. Applicant shall schedule an appointment with the Project Planner to go over DRC comments;** In advance of this meeting e-mail revised site plan and any other relevant plans as well as narrative responses to original DRC comments. Project Planner will invite other members as applicable to go over the responses and plan changes.
- 2. Once deemed complete, applicant will submit six (6) complete sets of revised signed and sealed site plan documents;** including site plan, landscape plan, elevations, floor plans, and any documents requested by the DRC to the Urban Design and Planning counter, including an electronic version of plans.

The Project Planner will approve/assign the "DRC Sign-Off" stamp and will e-mail all DRC members who had comments that the application is ready to be routed for signatures.

- 3. The applicant shall route the plans to the appropriate DRC members for review and sign-off;** Signatures are not required from those DRC members that do not provide comments. The DRC members and their phone numbers are included in the DRC comments set. Applicant shall provide contact information when leaving any anticipated plans for DRC members.

Alternatively, sign-off appointments are available to applicants to obtain signatures on plans from all representatives at one time in preference to scheduling individual appointments. These appointments are available at the bi-weekly DRC Agenda days after regular agenda items are completed, are subject to availability and must be coordinated through the Project Planner, after plans are deemed ready for sign-off. The Project Planner will first inform other members about the status/readiness of the plans for sign-off to determine any outstanding issues, and if ready will then send a calendar invite to all disciplines who had comments to be present at the meeting to sign-off.

- 4. The Project Planner (listed on the coversheet of the DRC comments set) is the last person to sign the final DRC approval;** Once all appropriate sign-offs are received, one (1) set of plans shall be retained by the Urban Design and Planning Division, and remaining sets shall be used as part of the building permit submittal when application is made. Applicant may request less copies if not all six will be needed. However, please keep in mind replacement sets are often requested. If subsequent revisions are made to the plans, re-review by DRC members may be required.
- 5. After Final DRC sign-off applicant will submit a copy of the Final-DRC plans along with the Building Permit sets to the Building Division.**



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