



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: March 9, 2021

PROPERTY OWNER: LSN Property Group, LLC.

APPLICANT/AGENT: Joseph B. Kaller, Kaller Architecture

PROJECT NAME: 3600 Mixed Use

CASE NUMBER: UDP-PRE20002

REQUEST: Preliminary Site Plan Level Review: Conditional Use for a Mixed-Use Development with 33,400 Square Feet of Office Use, 4,500 Square Feet of Retail Use, Allocation of 53 Residential Flex Units, and 22 Residential Units

LOCATION: 3600 N. Federal Highway

ZONING: Boulevard Business (B-1) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)

LAND USE: Commercial and Medium-High Residential

CASE PLANNER: Tyler Laforme



Case Number: UDP-PRE20002

CASE COMMENTS:

Please provide a response to the following:

1. Specify current 2020 Florida Building Code-Seventh Edition on plan for the proposed project.
2. Specify uses and occupancy classification per Chapter 3 of the FBC 2020.
3. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
4. Specify height, area, and number of stories compliance per Chapter 5 of the FBC based on type of construction.
5. Provide building construction type designation per Chapter 6 of the FBC 2020.
6. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
7. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC 2020.
8. Indicate code compliant sprinkler system per Chapter 9 of the FBC 2020.
9. Designate Fair Housing Provisions FBC Accessibility.

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 December 31st, 2021 the 7th 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: UDP-PRE20002

ENGINEERING COMMENTS:

1. Provide copy of Pre-application meeting memorandum with FDOT since the development is adjacent to FDOT right-of-way.
 - a. Sight triangles located at the intersection of a driveway along a right-of-way under State jurisdiction are subject to FDOT sight visibility requirements. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
2. Provide conceptual paving, grading and drainage plans. Depict provide sufficient grades/details to verify stormwater retention (spot elevations/grades shown shall be per North American Vertical Datum of 1988 (NAVD 88)). In addition, provide conceptual water & sewer plans to review the locations of connections to City water and sewer infrastructure.
3. Provide and label typical roadway cross-sections for the proposed development side of N Federal Highway and alleyway at the driveway access points and at landscape swale areas. In addition, provide cross sections at the north, east, and south perimeters to verify stormwater runoff retention and transition to the adjacent developments.
4. Provide signed and sealed stormwater runoff calculations a Florida registered professional engineer, which demonstrates 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.
5. Provide water and wastewater capacity availability letter. Additional information can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>.
6. Provide a signed and sealed boundary and topographic survey with an updated title commitment or opinion of title.
7. Provide disposition of existing public and private utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
8. Provide landscaping plans addressing the following:
 - a. 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).



- b. 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.
9. For all levels in the parking garage:
- a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
 - d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - e. Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4
 - f. Parking facility entries and exits must be from or to an improved right-of-way a minimum of 20' width or an improved right-of-way designated by the city as one-way, per ULDR Section 47-20.5.B.2
 - g. Proposed backout parking along alley shall be in conformance with ULDR Section 47-20.15.



Case Number: UDP-PRE20002

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. 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.
3. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
4. Approval from jurisdiction for landscape installation in Right of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
5. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. Continuous planting means hedges and shrubs approximately 2 feet tall planted 2 feet apart. This may require existing paving, asphalt and/or concrete to be removed and replaced with planting soil to a minimum depth of 3 feet and the width of the planting area is 3 feet. Please clearly note and illustrate this on plans.
6. 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.
7. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance.
8. 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.
 - c. 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.
9. Illustrate the width of the tree islands, structural soil and or suspension modular paving system product may be of use for root area development under the adjacent pavement.
10. Section 47-21 Landscape and Tree preservation Requirements. [| Code of Ordinances | Fort Lauderdale, FL | Municode Library](#) this is the link to assist as needed.
11. All tree preservation requirements apply, trees and palms that may be relocated and or remain in place should be.
12. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
13. Provide, in tabular format, all required versus provided landscape calculations.
14. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
15. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
- a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
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. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
18. 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.
19. 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.
20. North and south sides of west site: The vehicle use area extends beyond the property line this could be a conflict with VUA landscape buffer requirements.
21. Parking stalls of more than 10 stalls in a row the Department would ask for a tree island to be added.
22. Please provide measured width of tree islands from inside to inside curb.
23. Please provide an overlay sheet demonstrating open space and Landscaping at grade for the west site and the 35% Landscaping for the east site.
24. Please verify if any right of way dedication is required of FDOT.
25. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan.



26. Fences that abut the street and are required to have a setback from the property line have planting requirements, please see Section 47-19.5.C.

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. 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.
3. 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.
4. 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 ensure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.



Case Number: UDP-PRE20002

CASE COMMENTS:

Please respond to the following:

1. The site should be equipped with a comprehensive CCTV system that can retrieve an identifiable image of an individual on-site. The system should cover all entry-exit points, parking garage, common areas, mailroom, storage areas, and any sensitive area of the site.
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. Units should be pre-wired for an alarm system
4. Office doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat or an active killer event.
5. Ground-level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
6. All restricted areas and residence-only areas should be access controlled and label as such.
7. All elevator lobbies and elevators should be access controlled
8. All glazing should be impact resistant.
9. The parking garage resident's levels should be equipped with vehicular access control systems to prevent unauthorized intrusion or access to resident's vehicles.
10. Light reflective paint should be used in the parking garage to increase visibility and safety.
11. Easily identifiable emergency communication devices should be available at the pool areas, common areas and the parking garage.
12. Lighting and landscaping should follow the City of Fort Lauderdale 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 D.R.C. sign off.



Case Number: UDP-S21002

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 7:00 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. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
7. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
8. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
9. Recommend trash chute accommodate recycling.
10. Draw equipment on plan to show it will fit in trash room.
11. Containers: must comply with 47-19.4
12. 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.
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 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: UDP-PRE20002

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
3. Off site parking agreements between the sites will be needed.
4. Residential developments outside a regional activity center (RAC) are not eligible for parking reductions.
5. Parking space must not be within the intersection influence area and must comply with Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2021/2021fdm212intersections.pdf?>
6. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
7. Dead end parking aisles must have 20 parking spaces or less.
8. Illustrate clear sight triangle for the intersections and driveways.
9. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
10. 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. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
11. Provide FDOT access management pre-application letter.
12. Additional comments may be provided upon further review.
13. Sign off is required.

GENERAL COMMENTS:

Please address comments below where applicable.



1. 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.
2. 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: UDP-PRE20002

GENERAL CASE COMMENTS:

- 1) In order to move forward with the proposed project, staff would request a follow-up predevelopment meeting once you have reviewed the comments provided below. There are several application processes available as options for your project. Each option requires a separate application and set of drawings. All applicable drawings will need to be provided in formal submittal.
- 2) As proposed, the building footprint and overall site layout leaves minimal space for adjustments such as space for pedestrian and resident respite and connectivity of uses both internally and externally to the public realm. The site layout should be re-evaluated to: (1) provide stronger building presence including building entrances that aligns with ground level uses or activities, (2) increased articulation to offer open space, a dog park or other pedestrian urban space, and (4) reduce the overall development program. Furthermore, the building should contain high quality materials in place of stucco on elevations facing the public realm and neighborhood.
- 3) Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-18.21, Mixed Use Development;
 - b. Section 47-23.9, Inter-district Corridor Requirements;
 - c. Section 47-23.11, Modification of Required Yards;
 - d. Section 47-25.3, Neighborhood Compatibility
 - e. Section 47-24.3.E, Conditional Use;
 - f. Section 47-28, Density and Flexibility Rules; and
 - g. Section 47-20.3.G, Shared Parking.
- 4) Pursuant to Section 47-18.21, Mixed Use Development,
 - a. Projects proposed on commercial land use parcels shall be consistent with this section with regard to parking breakdown of uses and landscaping and open space requirements;
 - b. Provide more details of open space in graphic form to align with the site data table;
 - c. Public plaza requirements cannot be counted toward the open space;
 - a. Indicate residential unit sizes; and
 - b. 53 units are proposed in the building along Federal Highway, while the maximum density only permits 52 units.
- 5) Pursuant to Section 47-18.21, Mixed Use Development, public plaza requirement. The proposed plaza does not meet the requirement as the location is disengaged from the coach homes in the rear and does not seem to encourage pedestrian friendly activities between both parcels of this entire development. Plaza elements should include (but are not limited to) pedestrian amenities such as landscaping, benches and fountains. The proposed retail plaza does not meet the intent of this section. (See images of some examples at the end of this document).
- 6) Pursuant to Section 47-23.9, Inter-district Corridor Requirements, a twenty-foot yard shall be required for any development on property which abuts North Federal Highway. The following are permitted within the 20 foot yard:
 - a. Landscaping;
 - b. Outdoor Dining;
 - c. Enhanced pedestrian amenities such as (but not limited to) plazas, benches, shade structures, pedestrian access, bus shelters, bicycle racks, and multi-modal pathways.

- 7) Pursuant to Section 47-25.3.A.3.e, Neighborhood Compatibility Requirements, projects must be compatible with and preserve the character of the adjacent area. As such, the proposed building mass and scale does not appear to meet this section of code and revisions are necessary. Revision should include:
 - a. The building should contain more articulation to address the large building mass;
 - b. The building tower should contain more vertical articulation with variations in the building massing to the roof to address the massive overall nature of the building;
 - c. The development seems to be over-programmed. It is strongly suggested to reduce the programming to achieve a more compliant building mass and ensure it fits into the surrounding context;

- 8) Consider a separate application for the coach homes proposal from the mixed-use proposal along Federal Highway. Refer to Section 47-18.10 for the specific Coach Home requirements.
 - a. The required parking for the coach homes would need to be contained on the RMM-25 zoned development site, including the required guest parking;
 - b. Coach homes are limited to groupings of four, six or eight dwelling units. Currently, it seems there are two groupings of 11 units;
 - c. Pursuant to Section 47-5.36, Table of Dimensional Requirements – RMM-25: Coach homes will need an increased setback on the north side of the lot, the setback requirement is half of the height of the overall building.

- 9) Provide the following on the building elevations:
 - a. Provide linear dwelling units or active uses to screen the garage and where unable to do so, provide graphic detail of garage screening materials, percentage transparency and images (see examples of garage articulation and screening below);
 - b. Provide detail drawings of the ground level of the building to illustrate any grade changes, ramp and stairs, with details on building materials including images and product material information.



- 10) Pursuant to ULDR Sec 47-25.3.A.3.b.iii, rooftop equipment screening shall be designed as an integral part of the building volume. Provide rooftop equipment screening details to verify adequate screening and to illustrate how equipment will be screened or shielded from view. Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum height.



- 11) It is strongly encouraged to provide additional bicycle parking. It is strongly recommended that bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at KWarfel@fortlauderdale.gov.
- 12) 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>
- 13) 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.
- 14) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Currently, there are no values shown to the north, west and south property lines. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
- 15) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

GENERAL COMMENTS:

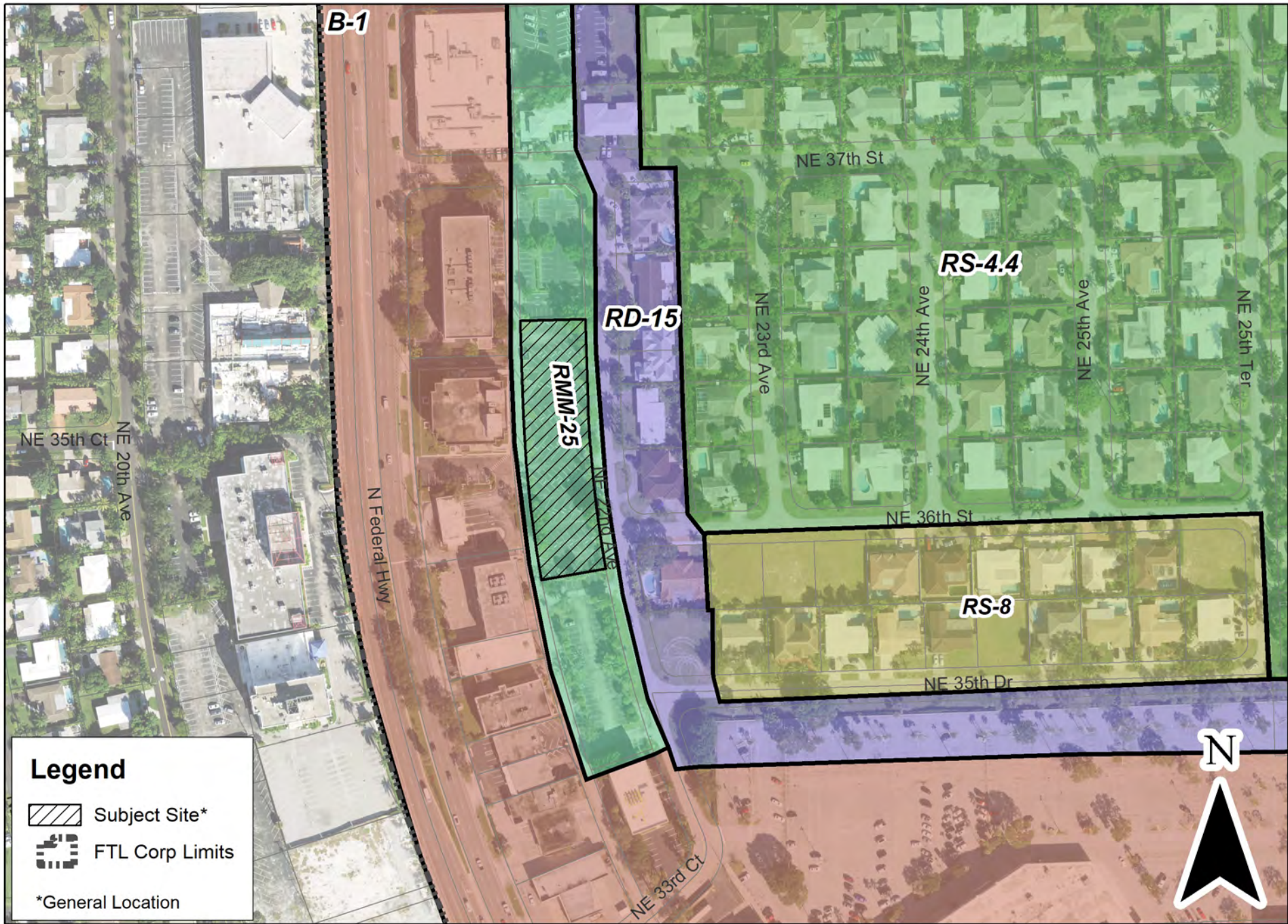
The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

- 16) Additional comments may be forthcoming at the official DRC meeting.



Public Plaza Examples: Comment #5





UDP-PRE20002