



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 27, 2021

PROPERTY OWNER: TITN Crossiant, LLC.

APPLICANT/AGENT: Michael Govern, TITN Development, LLC.

PROJECT NAME: Parc 12

CASE NUMBER: UDP-S21007

REQUEST: Site Plan Level II Review: 15 Unit Townhouse
Development

LOCATION: 410-438 SE 12th Court

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

LAND USE: South Regional Activity Center

CASE PLANNER: Christian Cervantes

Case Number: UDP-S21007

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC 2020
2. Provide building construction type designation per Chapter 6 of the FBC 2020

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.

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DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation on the plans as appropriate.

CASE COMMENTS:

Please provide updated plans and a written response for each of the following review comments:

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet City adequacy requirements per ULDR Section 47-25.2 of the City Code of Ordinances. Submit water and wastewater capacity availability request form and documents/plans 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>

If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.

2. Provide a boundary and topographic survey prepared by a licensed Florida Surveyor, and less than six(6) months old from the date of application submittal, abstracted, signed and sealed. Survey of the subject property needs to depict all easements, encumbrances and ownership information and shall be done with the benefit of 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, which shall have an effective date no more than (30) thirty days prior to the date of submittal of the survey. It is recommended that the survey meet the 2016 Minimum Standard Detail Requirements of the American Land Title Association /National Society of Professional Surveyors (ALTA/NSPS).

Property lines, public and private easements (including Official Record Book/Page of recorded documents), and adjacent Right-of-Way shall be clearly shown, labeled and width dimensioned. All existing features including, but not limited to, structures, roadways, watercourses, above and below ground utilities, inverts, medians/openings, sidewalks, curb cuts shall be clearly shown and labeled.

Provide spot elevations on-site, at property corners, along property boundaries (50 ft max. interval), and along existing roadway crowns/ pavement edges, adjacent to property as appropriate. Elevations shall be referenced to North American Vertical Datum of 1988 (NAVD 88).

**** The Survey that was submitted (in Accela Documents) would not open.**

3. Provide disposition of existing utilities on-site and within the adjacent right-of-way that may be 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 on plans. Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.



EOR to perform due diligence to verify location of all existing utilities (including those shown on City Utility Atlas Maps); coordinate with franchise and/or public utility owner for required undergrounding of overhead lines, utility relocation, and provide routing layout on Civil and Landscape Plans as appropriate. Show all existing and proposed utilities on Landscape Plans for potential conflict.

For City Utility Atlas Maps, GIS, and as-built information (to help accurately plot and label utilities in the vicinity of proposed work), contact Craig Barrett at 954-828-5875 or crbarrett@fortlauderdale.gov

4. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along SE 12 Court. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City guidelines) to/from City 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 public infrastructure to resolve the conflict(s) and to comply with City, County & State engineering standards/permits/policies.

Provide written correspondence between Public Works (Utilities Distribution and Collection Division) Engineer and the Engineer of Record. When attaching plans for correspondence to Public Works Engineer, please make sure only applicable sheets are included and proposed services/connections are highlighted accordingly to assist for their review.

5. Proposed structures shall not be constructed within existing or proposed right-of-way/easements. Encroachments within utility easement will require non-objection letters from utility agencies. Any other proposed encroachment into the City Right-of-Way, including but not limited to building overhangs, water features, and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement.
6. Provide conceptual Paving, Grading, and Drainage Plan to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate). Stormwater quantity (i.e. flood control) and quality shall comply with the applicable South Florida Water Management District, Broward County Surface Water Management, and City Comprehensive Plan requirements (under Infrastructure).
7. Provide stormwater runoff calculations, signed and sealed by a Florida registered Professional Engineer, which demonstrate how minimum criteria regarding adjacent street crown 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; (unless proposed drainage design is based on Pre vs. Post analysis). Please be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
8. Drainage mitigation shall be required for proposed project improvements (i.e. on-street parking, sidewalks, etc.) that adversely impact the adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Whenever the total pavement area in the swale area frontage of that public right-of-way is 50 percent or more of the total frontage of that public right-of-way, an exfiltration trench stormwater system approved by the City Engineer shall be installed in the swale area in accordance with City construction standards and specifications. The 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 capacity criteria).



9. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).

Label proposed water/sewer service connections, sizes, and material. Sanitary sewer clean-out must be provided at property line per City Standard Details S213 and S215.

10. Any road cuts for utilities or curb cuts within the City Right-of-Way shall be restored to full lane width for 50 ft minimum length (by contractor), per City Code of Ordinances Section 25-108; Show and label on plans as appropriate.
11. 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. 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.
12. Per the City Code of Ordinances Section 25-56(c), sidewalks shall be required in connection with the development of vacant property, redevelopment of developed property or construction of improvements on developed property to the extent of twenty-five (25) percent or more of the replacement value of existing improvements; they shall be constructed on all public streets abutting the plot, except as provided in the above section, and such sidewalks shall be constructed to standards established by the City Engineer and located as determined by the City Engineer, generally at the edge of the right-of-way. Sidewalk must run continuous through driveway.
13. 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.
14. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details.
15. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.
16. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
17. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.
18. Please feel free to contact Engineering Plan Reviewer, Ryan Montag, at Rmontag@fortlauderdale.gov, or 954 828 6830 with questions or concerns.



Case Number: UDP-S21007

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 an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
3. 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)
4. For specimen 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.
5. 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.
6. 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. Tree preservation requirements apply, please investigate trees and palms that may be candidates for relocation if a redesign of the project is unable to save the large, desirable trees in place.



7. 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.
<http://www.fortlauderdale.gov/home/showdocument?id=6386> is a link to the city web page to assist you.
8. 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 and illustrate underground utilities on Landscape plan.
9. There appears to be overhead power lines along the south side of the property. Please indicate the on Landscape plan the overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
10. 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 for code required plant materials.
11. This site is located within the RMM-25 zoning district and has a minimum 35 percent in landscaping requirement. Please provide an overlay sheet demonstrating measured areas, total calculations in square feet and percentage that the requirement is being fulfilled.
12. Section 47-21.12 A.1. indicates that the landscape area for a VUA is no more than ten feet from edge of the VUA therefor the required trees for the VUA must be no more than ten feet from the edge of the VUA. There is no trees proposed that will account towards Section 47-21.12.
13. Please provide plant materials that are tall and full at the ends of the VUA that headlight glare will be mitigated from penetrating the neighboring properties.
14. The current location of the two Royal palms will not count towards the street tree requirement due to being over 12 feet from the edge of the travel lane. There appears to be area for two Royal palms to be proposed in the swale flanking the drive isle adjacent to the Live Oak street trees. At the proposed Live Oak and Royal palm size dimensions there would be no conflict between them.
15. Turf grass not to exceed 50 percent of the net lot landscape area. Plant list shows 6950sqft of sod and the net lot area is shown at 7801sqft.
16. Additional comments may be forthcoming prior to DRC sign off.



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.



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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. 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 D.R.C. sign-off.



Case Number: UDP-S21007

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 charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Containers shall be stored in garages on non-scheduled collection days.
7. Show where containers will be staged for collection.
8. 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).
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



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CASE COMMENTS:

1. Please add the following note to site plan if on-street parking is proposed "None of the on-street spaces are reserved for the development and may be used by any member of the public. The developer must be aware that they cannot count on-street spaces towards their parking requirement; the spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking"
2. The city reserves the right to meter on street parking stalls in the public right of way at any time.
3. Proposed on street parking stalls must not conflict with driveways from adjacent properties.
4. Illustrate clear sight triangle for the intersections and driveways.
5. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
 - a. Guest off street parking requirement is not being met.
6. 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.
 - a. Parking stall width must be a minimum 8 feet 8 inches wide.
 - b. Parking Stall depth must be a minimum 18 feet long.
 - c. 90 degree back out parking must back into a minimum 24 feet wide drive aisle.
 - d. On street parallel parking stalls must be 8 feet 8 inches wide and 24 feet long.
7. 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.
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. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
9. 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. Look to 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. Bicycle parking needs to be located on the site so that it is accessible to the public.

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.

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CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-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 South 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.
- 1) Indicate the project's compliance with the following Unified Land Development Regulations (ULDR), Section 47-25.2, Adequacy Requirements, by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
- 2) Provide the following changes on site plan:
 - a. Pursuant to ULDR Section 47-18.33.B.13, Sidewalk Requirements for Townhouse Developments; Add minimum three (3) foot wide sidewalk to connect the front entrances of each unit with the sidewalk along the Right-of-way. Plans show a sidewalk running parallel to the Right-of-Way for the units on site facing the Right-of-Way.
 - b. Pursuant to ULDR Section 47-20.11, Geometric Standards; drive aisles at ninety (90) degree angle to parking must be twenty-four (24) feet in width. Current plans show only twenty (20) foot drive aisle width between garages. Furthermore, garage width does not appear to meet geometric standards for some units. Garages should be a minimum of 8 feet 8 inches for each car to be parked in them.
 - c. Pursuant to ULDR Section 47-20.2, Parking and Loading Requirements; Correct the number of parking spaces and site plan data. Townhouse developments with 5 units or more must have .25 guest parking spaces per unit.
 - d. Fee simple lot lines shall be depicted on the Site Plan for each townhouse unit. These 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. Discuss if proposed building overhangs are intended to encroach beyond Fee Simple lot boundaries, and within adjacent common areas.
 - e. Any private access and utility easements shall be shown for appropriate cross-access and utilities to ensure full access and maintenance of utilities in the future. The Easements shall be shown on the Site Plan prior to Final DRC sign-off, and shall be recorded prior to request for the Certificate of Occupancy. *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.
 - f. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - g. Show centerlines of all adjacent Right-of-Ways (ROWs) and dimension widths.
 - h. 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.
 - i. Provide location of trash receptacles or dumpsters; discuss location with solid waste and recycling representative. Show typical trash container dimensions and location for each unit.
 - j. Clearly define, dimension, and increase line weights of the property line, required setbacks, easements, sidewalks, fences, and other pertinent elements on the site.



- 3) Provide the following changes on elevations:
 - a. Pursuant to ULDR Section 47-18.33.B.3, Group Limit for Townhouse Developments; provide specific percentage of setback that the front façade is recessed from the rest of each townhouse group.
 - b. Pursuant to ULDR Section 47-18.33.B.5.e., Yard Requirements for Townhomes; Show heights of all points including roofline, mechanical equipment, parapets, and denote with a forty-five (45) degree angle the required side yard setback for townhomes above 22 feet in height. For each one (1) foot above 22 feet in height the structure shall be set back an additional one (1) foot from the side yard. Note, parapets may extend above the maximum height, but other features of the structure may not.
 - c. Show mechanical equipment, screening, all trellis structures, and architectural elements on elevations with dimensions and heights.
 - d. Ensure variations in façade are clearly shown on all applicable elevation sheets.
 - e. Show setback dimensions from the property lines on the elevation pages.
- 4) Pursuant to ULDR Section 47-18.33.B.3, Group Limit for Townhouse Developments; A minimum of twenty-five (25) percent of the townhouse group's front facade shall be set back an additional five (5) feet from the rest of the front facade.
- 5) Pursuant to ULDR Section 47-18.33.B.4, Access to Townhouse Developments, 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.
- 6) Pursuant to ULDR Section 47-18.33.B.7.b, all units facing the public right-of-way must have roofed landings that are architecturally designed with material similar to and integral with the principal structure. Clarify the material used for the roofed landings on the entrances.
- 7) Pursuant to ULDR Section 47-18.33.B.10, Fence and Wall Requirements for Townhouse Developments; A wall or fence with dimensions must be installed between the development site and any neighboring residential property. Provide material of fences alongside the percentage of opaqueness. Seventy-five percent (75%) of all fencing or walls along the front yard of a townhouse development abutting a public right-of-way must be of non-opaque materials such as vertical bars or picket fence, and shall be subject to all other requirements of Section 47-19.5, Fences, Walls and Hedges.
- 8) Pursuant to ULDR Section 47-18.33.B.15, Maintenance Agreement for Townhouse Development; a townhouse development shall have a recorded maintenance agreement for the common areas and guest parking.
- 9) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall 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 structures. Provide the following:
 - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines;
 - c. Provide screening product material including images or pictures of actual application of such; and
 - d. Note, mechanical equipment cannot be attached to the side of the stairwell or project from the side of the building as shown in current plans.
- 10) Pursuant to ULDR Section 47-20.14.E, Lighting of Parking Facilities; Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Clearly define and label property lines. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Lighting fixtures shall be shielded and shall not cause illumination greater than one-half (1/2) footcandle onto any residential property measured at the property line. It appears this requirement is not currently being met.
- 11) All agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off.

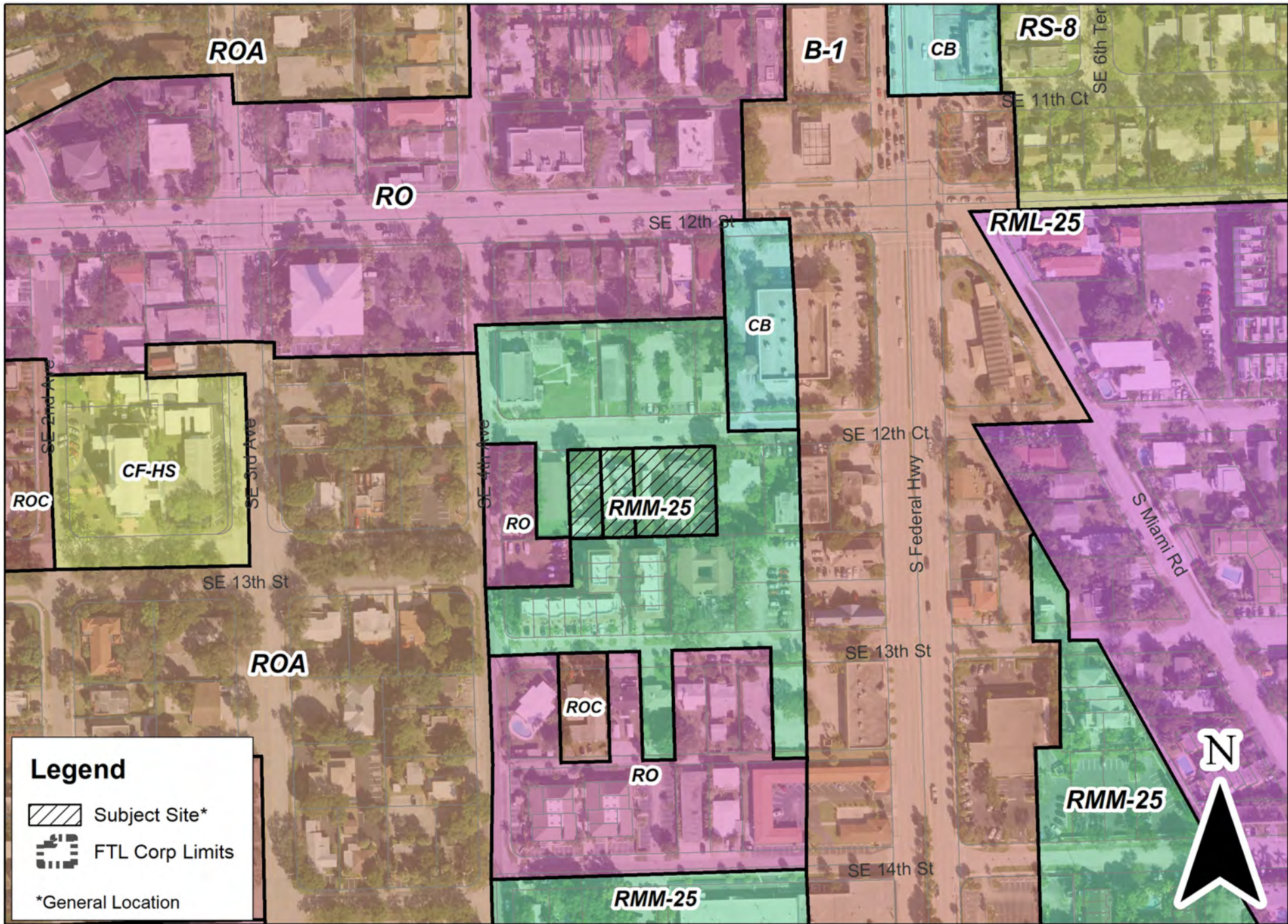


- 12) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response 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.
- 13) 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: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
- 14) Staff reserves the right to provide additional comments based on applicant's revised plans and responses.

GENERAL COMMENTS

The following comments are for informational purposes.

- 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 Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (ccervantes@fortlauderdale.gov) 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) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 17) 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.
- 18) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
- 19) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



UDP-S21007

