



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** January 11, 2022

**PROPERTY OWNER:** Hendricks Group, LLC.

**APPLICANT/AGENT:** Jiro Yates, FSMY Architects and Planners

**PROJECT NAME:** 10 Hendricks Isle

**CASE NUMBER:** UDP-S21056

**REQUEST:** Site Plan Level III Review: Waterway Use and Yard Modification for 16 Multifamily Residential Units

**LOCATION:** 10 Hendricks Isle

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

**LAND USE:** Medium-High Density Residential

**CASE PLANNER:** Yvonne Redding



Case Number: UDP-S21056

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
6. Designate Fair Housing Provisions per FBC Accessibility volume.
7. Specify required number of exits based on travel distance, occupancy load, and use FBC 1006.
8. Specify the Florida Building Code 7th edition on plan for the proposed development per section 101.2 of the 2020 FBC.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

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

- a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On December 31<sup>st</sup>, 2020 the 7<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



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**RIGHT-OF-WAY / EASEMENT DEDICATION(S) REQUIRED PER ULDR SECTION 47-25.2.M.5:**

- a. Provide 10' x 15' (min.) Utility Easement dedication 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).

**CASE COMMENTS:**

**Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:**

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City Public Works – Engineering Department in order to meet City adequacy requirements per ULDR Section 47-25.2 of the City's 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-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. Since existing City 'finger island' street in vicinity of this project predominantly has no roadside swales, and public right-of-way instead drains towards concrete valley gutters typically located along roadway pavement edges, match and incorporate this historic drainage pattern for the proposed development along Hendricks Isle property frontage.
3. If possible, revise plans to show proposed right-of-way sidewalk location directly adjacent to west property line. This is typical for neighboring properties, and preferred, as opposed to running sidewalk in the middle of the right-of-way.
4. Conceptual Paving, Grading, and Drainage Plan:
  - a. Provide sufficient 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). Show locations of building roof drains, and their proposed connections 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.

If exfiltration trench is proposed, provide a drainage inlet (per City standard details and specifications) on each end of exfiltration trench system located within City right-of-way.
  - c. 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 water quality, and the 10-year/1-day storm event drainage criteria).
  - d. Applicant shall be responsible for maintenance of these 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.
5. 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. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. 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.

6. 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.
7. For surface or ground-level parking lot layout:
  - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth (please refer to applicable ADA standards for the required geometric dimensions of ADA parking spaces). ADA parking spaces serving a particular building shall be located on the shortest safely accessible route at least 44 inches wide that users will not be compelled to walk or wheel behind parked vehicles.
  - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls.
  - c. 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.
8. Please be advised about a recent passage of an amendment to ULDR Section 47-19.3 (Seawall Ordinance): the top of seawall for redeveloped property shall be between elevation 3.9 feet NAVD88 (minimum height) and FEMA base flood elevation for the property minus 1 foot (maximum height); allowance for fixed docks to extend 10 inches above the adjacent seawall; allowance for floating docks and requirement that they be permitted and permanently attached. Confirm location of existing seawall and dock relative to property boundary fronting waterway.
9. Applicant must obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the right-of-way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
10. Verify and discuss ADA accessibility design for sidewalk improvements along Hendricks Isle, especially ground floor access to the new '10 Hendricks' building, as well as crossing proposed driveways, and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.
11. The applicant shall execute a maintenance agreement with the City attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public right-of-way will be maintained by the applicant throughout the life of the improvements.

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



12. Within adjacent City right-of-way, staging/storage will not be allowed, construction fence gates shall not swing into the right-of-way, and any loaded Jib Crane radius shall not extend beyond private property boundaries.

Any City right-of-way closure over 72 hours requires a Revocable License Agreement, processed by DRC and approved by the City Commission, prior to right-of-way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

13. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
14. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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**CASE COMMENTS:**

Please provide a response to the following.

1. Tree preservation requirements apply and should be followed. Please investigate relocation of the trees and palms on site.
2. The sidewalk may be asked by other city staff as well as the Landscape Department, to be placed along the street property line.
3. Please provide appropriate street trees for the proposed development within the landscape area between the sidewalk and travel lane. Historically the Isles east of 17<sup>th</sup> AVE have implemented Royal palms within the street tree theme, when possible, in recent past this Royal palm use had been not presented and the Department is working to reapply their use within the streetscape of the Isles. Therefore the Department is asking that, with the undergrounding of the overhead utilities and placement of the sidewalk along the property line, please provide Royal palms along with other canopy trees to fulfill the streetscape needs of the site.
4. 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.
5. With the sidewalk along the street property line modification of the Landscape plan will be required.
  - a. Gumbo Limbo trees if maintained in these locations will require Structural soil or soil cells for root development under paved areas.
  - b. If Gumbo Limbo trees are located 5-6 feet from the edge of the sidewalk root barriers may be provided.
6. Plans indicate the undergrounding of the FPL lines, does this also include the other utility lines as well? Also, plans indicate an existing wooden pole to remain within approximately the middle of the site's right of way landscape area, is this for the other utility lines crossing the street and may these also be relocated from here that the wooden pole may be removed?
7. 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.





8. 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. Proposed location of the Gumbo Limbo in the northwest corner of the site, appears to be in conflict with the utility pole and lines that rise back up to run above ground northward. Please propose materials as to Right Tree Right Place for areas adjacent to the utility pole and overheads.
10. Ten feet back from the wet face of the seawall tree canopy needs to have a minimum eight feet of height clearance. Proposed Pink Tabs' canopy appear to encroach into this set back requirement. Please show the ten feet measurement on the Landscape plans and of the Pink Tabs' canopy is encroaching, please provide them with a minimum eight feet canopy height clearance.
11. Landscape buffer of ten feet required between the edge of the vehicle use area pavement and the street property line.
12. 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 Department's 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 provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Service Days shall be per the City's residential routing schedule.
4. Containers: must comply with 47-19.4
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Indicate how trash and recycling collection will take place at the site.
7. Show equipment on site plan.
8. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
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 [dwilson@fortlauderdale.gov](mailto:dwilson@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. 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.
2. 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.
3. 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.
4. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
5. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable 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.
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. Provide offsite employee parking for construction operations or employee parking plan.
8. Provide a plan to illustrate how the project will minimize traffic disruption impact, staging and use of commercial and heavy equipment construction vehicles blocking driveways and damaging swales.
9. Additional comments may be provided upon further review.

**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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
2. Pursuant to Public Participation requirements of ULDR Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. The date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

3. The site is designated Medium High Residential on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. 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) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
5. The proposed project requires review and approval by the PZB. A separate application and fee is required for PZB submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application. Note: The City Clerk's office requires 48 hours notice prior to Commission meeting if a computer presentation is planned (i.e. *PowerPoint*), to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.
6. Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be



- required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.
7. Applicant shall provide additional screening within the garage to shield interior garage lighting and install shielding material along all elevation facing the waterway and neighboring properties
  8. Provide the proposed fence and gate dimensions, photographic example of proposed material and color on the detail plan sheet. Fence and gate should provide a high level of opacity in order to allow a view of the water from the pedestrian perspective on both the rear and front of the property.
  9. Provide written confirmation from Florida Power and Light (FPL) regarding the proposal to underground the utilities lines at this location and how the lines will continue along the street.
  10. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
    - a. Sec. 47-23.8, Waterway Use;
    - b. Sec. 47-23.11, Modification of Required Yards;
  11. Pursuant to ULDR Section 47-5.36, the maximum height allowed for multi-family in the RMM-25 zoning district is 55 feet. The height of building and structure shall be measured from grade to the uppermost part of the roof or structure. Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half (½) the height of the building, when this is greater than the specified yard minimums. Modification of required yards may be permitted subject to the requirements of Modification of Yards, Section 47-23.11.
  12. Provide the following changes to the site plan:
    - a. Show placement of FPL transformer; it should be placed at the front of the building and not in the side yard, and should not be visible from the waterway.
    - b. Provide pool setback measured to outer edge of coping to bulkhead line to the proposed pool, spa and deck. The pool should be measured to the outer edge of the coping. Pursuant to ULDR Section 47-23.8, a twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted multifamily waterfront uses, unless specifically approved by the PZB. In addition, swimming pools, hot tubs or spas, when accessory to multifamily dwelling, shall be subject to the minimum yard requirements of the zoning district in which it is located; and
    - c. 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.
  13. Provide the following on the roof plan:
    - a. Provide only one roof plan sheet;
    - b. Provide spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
    - c. Provide height of mechanical equipment on roof plan.
    - d. Screening panels should be a minimum of 6 inches higher to properly conceal the mechanical equipment.
    - e. Provide a detailed emergency evacuation plan for the roof furniture including shading devices and furniture, and planters. These items must not be affixed to the roof or parapet walls.



14. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*
  - a. Provide aerial oblique perspectives of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines;
  - b. Provide a context plan of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks;
  - c. Provide context elevations (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties;
  - d. Provide project cross sections clearly indicating how the proposed development will interact with the surrounding properties;
  - e. Provide pedestrian-level perspective renderings of project as viewed along (street);
  - f. Provide detail of ground floor elevations with scale no less than  $\frac{1}{4}'' = 1'$ . All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials; and,
15. Provide a roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
16. 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. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Garage internal lighting fixtures, vehicle headlights in garage, and glare cannot be visible from neighboring properties.
17. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
18. It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Provide bicycle parking for visitors in visible, well-lit areas as close as possible to pedestrian entryways/doors. Where possible, locate bicycle parking in an area that is sheltered/covered;
  - b. Provide bicycle storage lockers for residents, preferably in a room with natural light; and,
  - c. 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 Ben Restrepo at [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov).



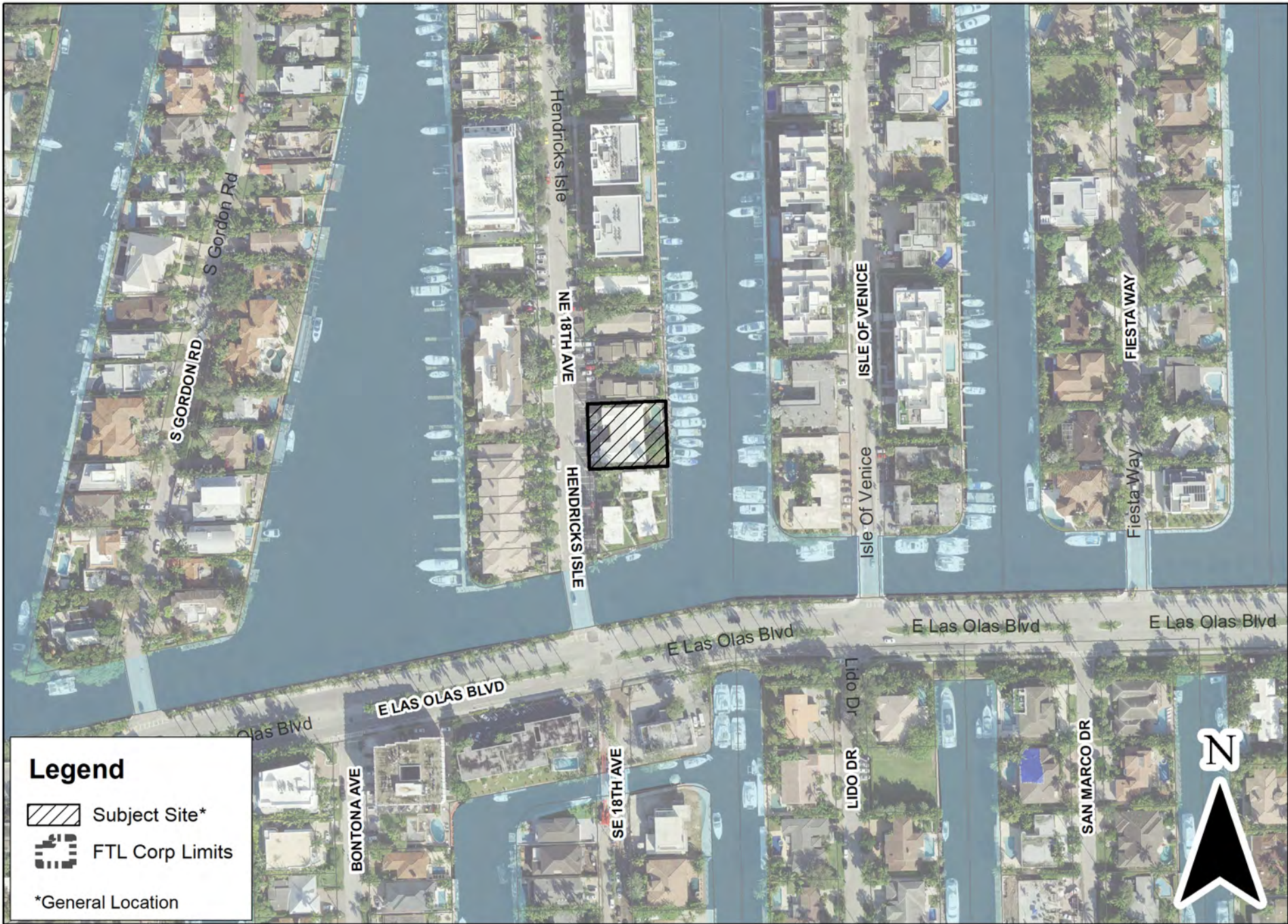
19. If application proposes dockage and/or boat slips; provide an approval letter from the Broward County Environmental Protection Department, contact Julie Krawczyk (954-519-1266) prior to Planning and Zoning Board submittal. Docks and other mooring devices are subject to a separate review and approval process through the Building Department.
20. This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB 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.
21. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainabledevelopment/building-services/building-permits/park-impact-fee-calculator>.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

22. Provide a written response to all DRC comments within 180 days.
23. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
24. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
25. Additional comments may be forthcoming at the DRC meeting.





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