



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 13, 2022

**PROPERTY OWNER /
APPLICANT:** Millennium A1A Builders, LLC.

AGENT: Gevorg Shahbazyan

PROJECT NAME: Millennium Townhomes III

CASE NUMBER: UDP-S22039

REQUEST: Site Plan Level II Review: Eight-Unit Townhouse
Development

LOCATION: 706 SE 12th Street

ZONING: Residential Multifamily Low Rise/ Medium High Density
(RML-25)

LAND USE: Medium-High Residential

CASE PLANNER: Nicholas Kalargyros / Deandrea Moise (Assisting)



Case Number: UDP-S22039

CASE COMMENTS:

Please provide a response to the following:

1. Per Chapter 2 of the 2020 FBC townhouses are single-family dwelling units with property lines separating such units and each unit will required to have its own folio number.
2. During the permitting process each townhouse will require a separate building permit for construction.

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. FBC 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://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 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:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: UDP-S22039

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. The survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Provide recorded documents for all encumbrances found within property, such as C-81-26. (Shown as C-18-26 in the Site Plan) and any other that may exist.
3. Provide disposition of existing 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.
 - a. Existing hydrant on North side of SE 12 CT shall be relocated to provide 6' minimum separation from edge of pavement.
 - b. Provide reason and intent for the relocation of the existing backflow preventor. Should relocation be justified, note that it will not be acceptable within public right of way.
 - c. Please provide correspondence from FPL accepting the proposed relocation of power pole on SE 12th ST. (In addition, once location has been determined, acceptance from City of Fort Lauderdale Facility Manager will be required. Coordination with Facility Manager to be done by Engineering, not by the applicant.)
4. Proposed required on-site improvements (i.e. building terrace, building foundation, building overhang, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements. In addition, Site plan shall reflect the existing utility easement per ORB 42548 PG1755 which appears to conflict with proposed development.
5. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable as well as "One way" signs and pavement markings necessary to ensure proper traffic flow within site.



6. Provide disposition of existing perimeter fence that encroaches onto adjacent private property, along portion of west property boundary (Site plan). Provide disposition of existing pads and sewer manholes.
7. 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.
8. Concrete sidewalk shall be continuous through the proposed access points.
9. Visitor parking spaces shall have a drive aisle width of 24' (min.) adjacent to 90-degree angle parking stalls.
10. Remove water and sewer information from Site plan and provide conceptual Water and Sewer Plans that feature 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).
11. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
12. Water and sewer:
 - a. The proposed water meter configuration does not follow City of Fort Lauderdale Standard 301. Provide a master meter with easement and sub meter the properties.
13. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards.
14. 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, typical lot grading for the proposed single family homes within the development), and how the proposed project improvements will not adversely impact the adjacent Right-of-Way, properties and waterways.
15. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify site grading.
16. Drainage report and grading design shall be in NAVD. Report and grading will be reviewed once corrections have been received.
17. On sheet C-4, please include a detail for gravel entrance and silt fence in conformance with FDEP Stormwater Erosion and Sediment Control standards.
18. 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).



19. 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.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S22039

CASE COMMENTS:

Comment 1

Flood Zone 557H/ 2014 flood insurance rate map/ X500
Preliminary 557J/AE/ BFE 6' NAVD 88

Comment 2

Site Plan should provide flood zone information and flood zone delineation. Flood Zone 557H/ 2014 flood insurance rate map/ X500 and Preliminary 55J/AE/ BFE 6' NAVD 88.

Comment 3

The plans show the finish floor elevation at 8.02 NAVD and attached garage at 7.52 NAVD. This will meet the required finish floor elevation requirements.



Case Number: UDP-S22039

CASE COMMENTS:

Please provide a response to the following.

1. 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.
2. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Please have ISA Arborist evaluate site trees for relocation especially tree number 1- Live Oak.
3. On SE 12th Street there are two existing catch-basins, please show if there is any exfiltration and or connections for the drainage system.
4. With a limited width of the SE 12th Street right of way landscape area and possible conflicts with underground utilities and with overhead power lines, street tree installation may be limited within the ROW. The Department may be asking for thin trunked palms, species approved for under power lines, be proposed. Engineering Department approval will need to take place due to the palm's off-set from the travel lane being under 6 feet. If the ROW landscape area is to be curbed, 4 feet off-set will be useable. Palms within this area will require a minimum 8 feet clear trunk height for visibility of on coming traffic.
5. Plans indicate a five feet utility easement south side of the sidewalk on SE 12th Street. If this is a city utility easement there may be no trees and or palms, shrubs and ground covers may be installed within the easement.
6. 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. Proposed location of relocated check valve may be in conflict with required street tree on SE 12th Court. Please show utilities on Landscape plan with the minimum off-set of 5 feet for small maturing trees.
7. The 5 feet width pedestrian path not to have obstructions such as trees, palms and or shrubs.
8. Canopy trees between the driveways is a requirement when the driveway faces a public ROW. Plans show the paved drive on the east side of the site to be SE 7th AVE. Please verify if this is to be a city street or a private driveway. Being part of the vehicle use area on the site, please adjust the VUA calculations and requirements.
9. Please provide an overlay sheet that demonstrates measured landscape and paved areas calculating that code is being met for the 35% landscape requirement as to Neighborhood Design Criteria Revisions (NDCR). This is a link to the NDCR please see sheet 33.
<https://www.fortlauderdale.gov/home/showpublisheddocument/21528/636282174479670000>

10. Flowering trees require a minimum 7.5 feet from a structure, large shade trees 15 feet. Please indicate on plans that this minimum is met.
11. Landscape strip within the paved vehicle use area on the east side of the site.
 - a. would need to be a minimum 5 feet landscape width for canopy trees such as the Silver Buttonwood.
 - b. Protected from vehicle encroachment by curbing.
 - c. Please verify with the Engineering Department as to the width of the drive to be at 12 feet thus providing root area for canopy trees that will count towards the vehicle use area requirements.
12. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
- b. Provide Structural Soil Detail and composition

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

13. Additional comments may be forthcoming after next review of new plans and written comment responses.

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 note this at time of submittal.
2. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



Case Number: UDP-S22039

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. A CCTV system should be employed throughout the property with focus on entry/exit points, parking, and common areas. It should be capable of retrieving an identifiable image of a person.
7. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
8. All lighting and landscaping should follow CPTED guidelines.
9. Parking entry should have access control.
10. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S22039

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash services shall be provided by the city of Fort Lauderdale
2. Service Days shall be per the City's residential routing schedule.
3. Solid Waste charges shall be included in the City's monthly utility bill – each living unit with a water meter will pay city Sanitation.
4. Containers: must comply with 47-19.4
5. Show sanitation carts storage location on the site plan.
6. Collection shall take place in alley.
7. Alley must be thru paved and free of overhead obstructions unless truck turnaround is provided. No Backing.
8. 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. 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-S22039

CASE COMMENTS:

1. 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.
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 for off-street and on-street parking stalls.
3. Pursuant to ULDR Section 47-18.33, the 10' easement located between buildings must be clear for use by the owners of the units and for access pursuant to the maintenance agreement required per this section.
4. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. The City of Fort Lauderdale reserves the right to meter on-street parking stalls in the public right of way at any time.
5. Consider entering into a cross access agreement with the property to the east and creating an undivided two-way private drive to provide access to both properties.
6. If a cross access agreement is not possible, the median should be extended on both ends to prohibit U-turn movements at the intersections
7. 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.
8. 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.
9. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear path.
10. 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.
11. 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.

Case Number: UDP-S22039

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 neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Medium-High on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) 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 Development Review Committee 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.
- 4) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, , 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. It is recommended that the notice to waive the 120-day timeframe be provided as soon as possible. The 120-day period will end December 16, 2022.
- 5) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
- 6) 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 47-25.2, Adequacy Requirements
 - b. Section 47-25.3, Neighborhood Compatibility Review
- 7) Pursuant to ULDR Section 47-18.33, Single Family Dwelling, attached, Townhouses; a townhouse development shall contain fee simple lot lines for each unit, and a five (5) foot pedestrian access easement along the front, side, and rear property lines of the townhouse development. The fee simple lot lines and five (5) foot easements must be depicted on the site plan and on a separate plan sheet with the easements depicted and shaded in color along with any improvements including landscaping, accessory structures, and equipment (including FPL), identified on the plan. There can be no impediments located within the five (5) foot pedestrian easements. A townhouse development shall also



have a recorded maintenance agreement for all common areas and any required guest parking spaces. Applicant shall coordinate with the City Attorney's Office to ensure the proposed lot line and easements are adequate prior to recordation, which may include specific language in the HOA documents or declaration agreement. City Attorney approval and recordation must be completed prior to any request for a Partial Certificate of Occupancy (PCO), Temporary Certificate of Occupancy (TCO), or Certificate of Occupancy (CO). Applicant is advised to start the recordation process as early as possible to avoid any unnecessary delays to the completion of the project. See comments below for any specific conflicts as initially identified by staff as part of this DRC review.

Discuss if proposed building overhangs are intended to encroach beyond Fee Simple lot boundaries, and within adjacent Common Areas.

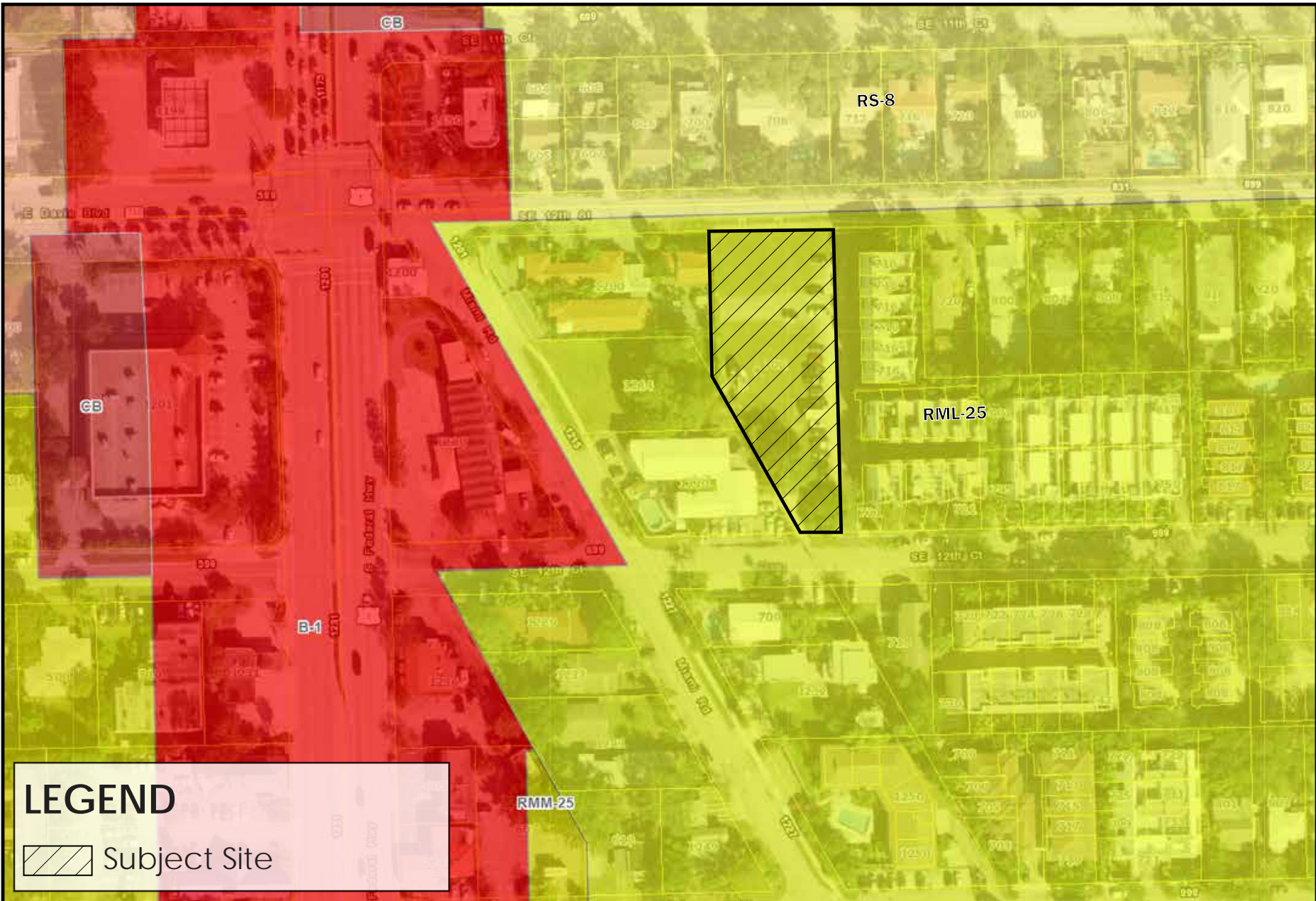
- 8) A townhouse development shall also have a recorded maintenance agreement for all common areas and any required guest parking spaces. Applicant shall coordinate with the City Attorney's Office to ensure the proposed easements are adequate prior to recordation, which may include specific language in the HOA documents or declaration agreement. City Attorney approval and recordation must be completed prior to any request for a Partial Certificate of Occupancy (PCO), Temporary Certificate of Occupancy (TCO), or Certificate of Occupancy (CO). Applicant is advised to start the recordation process as early as possible to avoid any unnecessary delays to the completion of the project.
- 9) Pursuant to Section 47-18.33.B, Site Design Criteria, the project is not meeting the following requirements:
 - a. Section 47-18.33.B.3, Group Limit, provide the specific percentage of setback that the front façade is recessed from the rest of each townhouse group;
 - b. Section 47-18.33.B.4, Access, provisions satisfactory to the City Attorney's Office shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group; and,
 - c. Pursuant to Section 47-18.33.B.5, Yard Requirements, provide a minimum five foot easement is required around each building group except when directly abutting a right-of-way.
- 10) Provide the following changes on the site plan:
 - a. Provide the access easement and five-foot pedestrian easements around each townhouse building group;
 - b. Remove sanitary lines and water service meters from site plan and incorporate it on a separate engineering site plan;
 - c. Consider relocating the mechanical equipment currently in the area between both townhouse group buildings and relocate them to the roof of each unit;
 - d. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks;
 - e. Clearly label on site plan the location of waste containers as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas;
 - f. Ensure 24 feet is provided for vehicles to backout as tandem parking has been proposed; and,
 - g. Consider not including the proposed landscape strip to the east side of the property and coordinate with the existing development to create a shared two-way traffic flow through a cross-access agreement.
- 11) The façade facing each right-of-way should appear as if it is the front of a townhouse. Consider redesigning to the façade along SE 12th Street to appear as if it is the front of a unit and update the building elevation sheets.
- 12) Although site plan includes a bicycle rack, it is also strongly recommended that bicycle parking also be provided within private garages. It is a convenient amenity for residents, especially for children and guests.

- 13) Discuss cross-access in relation to adjacent properties' existing walkways (specifically pedestrian pathways and driveway). It is recommended that two-way traffic be provided and be aligned to connect with adjacent properties.
- 14) Provide details of proposed fence and retractable gate.
- 15) 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) Provide screening product material including images or pictures of actual application of such; and,
 - b) Show height of rooftop screening.
- 16) 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: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>
- 17) 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 Development Review Committee:

- 18) 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.
- 19) 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-Final Development Review Committee sign-off, please schedule an appointment with the project planner (Nicholas Kalargyros 954-828-5193) to review project revisions and/or to obtain a signature routing stamp.
- 20) Additional comments may be forthcoming at the Development Review Committee meeting.



LEGEND

 Subject Site

UDP-S22039 - Millenium Townhomes III - 706 SE 12th Street

