



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 10, 2023

**PROPERTY OWNER /
APPLICANT:** 801 SE 19th Street, LLC.

AGENT: Hope Calhoun, Esq.

PROJECT NAME: Miami Road Mixed-Use

CASE NUMBER: UDP-S22071

REQUEST: Site Plan Level III Review: Conditional Use for Mixed-Use Development With 17 Multifamily Residential Units and 2 Live Work Units

LOCATION: 801 SE 19th Street

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

LAND USE: Employment Center

CASE PLANNER: Tyler Laforme



Case Number: UDP-S22071

CASE COMMENTS:

Please provide a response to the following:

1. Specify height and area compliance per Chapter 5 of the 2020 FBC.
2. Provide building construction type designation per Chapter 6 of the 2020 FBC.
3. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
5. Indicate code compliant sprinkler system per Section 903 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. 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-S22071

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting, please provide updated plans and written response to the following review comments:

1. Provide permanent Sidewalk Easement as appropriate along **north** side of **SE 19 ST** to accommodate portion of required pedestrian clear path that may be located beyond public Right-of-Way; show / label delineation in the plans and annotate dimension.
2. 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.
 1. 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>
3. Refer to boundary and topographic survey and transpose all the existing utility easements for coordination between existing and proposed improvements on-site. Obtain a 'letter of no objection' from Florida Power and Light, AT&T, Comcast Cable, and TECO Gas for the construction of the proposed 6 ft height wall, landscape, and any other applicable encroachment onto the existing 10' utility easement.
4. 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.
5. 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](#).
6. Provide curb and gutter/ valley gutter as applicable for water conveyance along edge of pavement due to proposed parallel parking. Revise typical cross sections where needed. In addition,



where parallel parking meets sidewalk, a Type D curb shall also be incorporated to separate vehicular parking area from pedestrian path.

7. Improve existing unimproved 15' Alley with paving and drainage (per Public Works standards) to mitigate projected increase in vehicular traffic within Alley from proposed development. Alley shall be improved from SE 19 ST to SE 18 Ct. (Note on plan is not sufficient, design must include extension.)
8. Existing alley is by-directional and shall remain as such. Please remove any directional arrows or signage indicating direction of travel.
9. Pavement along alley shall expand the entire alley width, 15 ft. Any curb, parking, associated improvements other than pavement and required drainage shall be proposed within private property.
10. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Properly dimension the parking stall dimensions on the plan sets. Parallel on street parking stalls must be a minimum of 24 feet long.
11. Please remove the proposed ramp at NW corner of intersection between SE 19 ST and Miami Road. Since there is no existing ramp or sidewalk across the street (South), pedestrians should not be encouraged to cross from North to South due to existing conditions.
12. Water and Sewer Plan: There is a 16" watermain that is not being shown along Miami Road.
13. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
 1. Please provide calculation methodology used to compute stage vs storage volumes. Please explain Storage and Cumulative Storage volumes.
 2. Storage within building on the pre-development calculations should not be accounted in flood routing.
14. Drainage mitigation is required as this project proposes impact within adjacent City of Fort Lauderdale Right-of-Way to include SE 19 ST, Miami Road and Alley. Engineer of Record (EOR) shall evaluate the adjacent City roadway system drainage capacity and demonstrate that the required off-site drainage improvements will be in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).
15. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing storm drain pipe within adjacent NW 6th Ave and existing 6 inch CIP water main within adjacent NW 7th Avenue Right-of-Way (per City Utility Atlas Maps). 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.



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.

16. Within adjacent City Right-of-Way, proposed 6' high construction fence shall not encroach within intersection corner sight triangles.
17. 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 whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as 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. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

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-S22071

CASE COMMENTS:

Please provide a response to the following:

1. Structure is not located in a Special Flood Hazard Area. No response required.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Preliminary Flood Insurance Rate Map shows property will change from 0.2 X flood zone to AE 6. A date for map update is not available at this time.



Case Number: UDP-S22071

CASE COMMENTS:

Please provide a response to the following.

1. Landscape Architect to prepare, seal and sign the Landscape plans.
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 and palms for relocation.
3. Site calculations on sheet L-1.1 indicate pervious area at 13,746sqft. and on sheet A1.1 indicates 13,500sqft being provided, please verify calculations. The area of sod shown on the material schedule on sheet L-1.1 indicates sod at 9,268sqft. Only up to 50 percent of the onsite landscape area may be in turf grass. Please verify onsite and offsite sod calculation, additional shrub ground cover may be required for onsite requirements.
4. This site is in RMM-25 zoning district and requires that a minimum of 35 percent of the site's gross area be in landscaping. From sheet A1.1 it appears that offsite landscape area and area covered by structure is shown to be included within the calculated requirement. Please provide an overlay sheet showing the measured areas with calculations demonstrating that the 35 percent landscape area is being met. Also demonstrate the 20 percent landscape area being calculated for the VUA, landscape area calculated towards VUA extents 10 feet from the edge of pavement. The requirements for VUA landscape area may also be calculated towards the minimum 35 percent site landscape area requirement.
5. 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 off-site underground utilities. Provide a cross section detail to illustrate this clearance and demonstrate measured clearance on Landscape plan. Please provide root-barriers when under these minimum horizontal off-sets are less than asked for.
6. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. please show light fixtures with the measure clearance on Landscape plan if being proposed and or existing.
7. Plans indicate power lines along the alleyway to be placed underground, please verify if they are to be placed underground where they cross over SE 19th Street as well.
8. Larger shade trees such as the Live Oak and Gumbo Limbo require a minimum 30 feet lateral clearance from overhead power lines, others such as Tabebuia and Satin leaf require a minimum of 20 feet. Please show measured distance from trees to overhead utilities on Landscape plan where potential conflict exist. Also, within the northwest corner is proposed Verawood and Pigeon Plum in conflict with overheads, please switch out to tree species compatible within this area.
9. Section 47-18.21.H. Landscaping and open space requirements. Street trees shall be planted and maintained along the street abutting the property where the MXU is located to provide a canopy effect. Please remove the on-street parking to allow proper placement of the required street trees as per Section 47-21.13.B.16.



10. Section 47-21.13.B.16.Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. Required street trees shall be planted in an area located between the roadway and the property line. Palms may be used in conjunction with shade trees as street trees providing the first 50 percent of the street trees are shade trees. When palms are used towards the street tree requirement, please provide in cluster form of a minimum 3 single, individual canes of staggered heights with the shortest palm at a minimum 8 feet clear trunk. The use of palms may be helpful along Miami Road whereas SE 19th Street the city would be seeking a continuous shade tree canopy.
11. Street trees may encroach and or be within the sight triangle providing that the proposed trees have a minimum 8 feet canopy clearance when installed. Please propose these trees with a 40% trunk to 60% canopy ratio preferred – minimum 50% trunk to 50% canopy accepted.
12. Shade trees require a minimum 15 feet clearance to a structure and flowering trees require a minimum 7.5 feet clearance to a structure. It appears that there are proposed trees within the minimum clearance requirements to a structure. Please demonstrate on Landscape plan the horizontal clearance between the tree trunk and structure. Section 47-21.9.
13. With the 6 feet high perimeter wall being proposed adjacent to existing trees on neighboring property, please demonstrate how this wall will be constructed without damage to neighboring trees. Damaged to existing trees and or palms including the root system would be a violation of city ordinance. Section 47-21.15.
14. There appears to be existing tree on the west neighboring property that would be impacted by the construction of the proposed development. Please explain the total impact that would be subject onto this tree and how the development will proceed without damaging the tree and placing it in state of violation of tree abuse.
15. Pool equipment and air condition units at grade will require screening such as by shrub materials. Section 47-25.3.A.3.I.
16. 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 do not submit for tree removal at this time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. 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.



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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, pool, and common areas. It should be capable of retrieving an identifiable image of a person.
7. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
8. Emergency communication devices should be placed in the pool and common areas. These should be easily identifiable and accessible.
9. All restricted areas and resident only areas should be access controlled and labelled as such.
10. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
11. All lighting and landscaping should follow CPTED guidelines.
12. Parking entry should have access control.
13. 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-S22071

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. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
7. 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.
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



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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.
 - a. The proposed units show three bedrooms plus a den, your parking generation rate is 2.2 parking spaces per unit resulting in a parking requirement of 42 parking spaces, your site is deficient two parking spaces.
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. Properly dimension the parking stall dimensions on the plan sets. Parallel on street parking stalls must be a minimum of 24 feet long.
3. 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 each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
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.
5. Illustrate the upstream and downstream driveway and intersection sight triangle requirements in Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM.
<https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2022/2022fdm212intersections.pdf>
6. All proposed on street parking are within the site triangles and must be removed.
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. Show existing speed table on Miami Rd, if speed table is damaged the applicant shall be responsible to replace it.
9. Provide a minimum of 7 feet wide on **SE 29th St**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.



10. Provide a minimum of 7 feet wide on **Miami Rd**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
11. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
12. 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.
13. If parallel on street parking can be installed without being with in the driveways site triangles the following comments apply:
 - a. The city reserves the right to meter on street parking stalls on the public right of way at any time.
 - b. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
14. 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.
15. 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 proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 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.
- 2) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the 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 (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located 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.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are 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 a 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. 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.
- 3) The site is designated Employment Center on the City's Future Land Use Map. The proposed use is permitted in this designation subject to the approval and allocation of flex units, subject to availability. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 4) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City. The applicant has provided a waiver to this timeframe.
- 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) Applications requesting residential dwelling units are subject to unit availability at the time of site plan approval on a first come, first served basis. Application submittal does not guarantee unit availability. Units will be allocated to this project and assigned accordingly upon site plan approval. Staff will advise the applicant on the status of these units during the review and approval process.

- 7) Pursuant to ULDR, Section 47-25.3, Neighborhood Compatibility requirements, As proposed, the project design should contain more articulation both vertically and horizontally to allow for variation along the public street and reflect the newer development in the area. See below images for reference. Additionally, the renders provided do not show the live/work unit on the building to the north. Ensure renders are consistent with plans.



- 8) Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment shall be designed as an integral part of the building volume and 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 if equipment is proposed on the roof or on site:
- 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;
 - Identify the location of equipment on building elevations by outlining the equipment with dash lines;
 - Provide screening product material including images or pictures of actual application of such; or
 - Indicate location of equipment on the ground and note cannot encroach into the setbacks.
- 9) Pursuant to ULDR, Section 47-18.20, Mixed use development requirements, be advised that this project is being considered a mixed use development with the Live/Work units satisfying the nonresidential use for the project. With that stated, a business tax receipt will be required for the Live/Work units in order for the development to comply with the mixed use development requirements. Note this will be a condition of approval.
- 10) Pursuant to ULDR, Section 47-18.20, Mixed use development requirements, as proposed the plaza does not connect to the project and public sidewalk in a manner that encourages plaza activity and

function. The plaza space should be redesigned to better integrate into the project with plaza amenities such as landscaping, benches, fountains, etc.

- 11) Provide the following changes on the site plan:
 - a. Property line needs to be more clearly defined on plans.
 - b. Site Triangles need to be drawn from the property lines, not edge of pavement. This may result in tweaks to the building form. Additional comments may be forthcoming.
 - c. Dimension the depth of the garages on the plans.
 - d. If dumpster has gate, the doors need to be solid, and they cannot open into the alley ROW. Additionally, it has been determined that a dumpster needs to be provided on both properties, as it creates a safety hazard for people bringing trash across the alley.
 - e. Ensure dumpster is 12 feet from north property line, provide dimension.
 - f. The side setbacks need to be updated, they would need to be half of the height of the building. The front setback for both parcels are not met, and the corner yard is not met. If this is an ask, it needs to be included in the narrative.
- 12) Provide the following changes on the site plan data table:
 - a. Update the required and proposed setbacks to reflect the accurate numbers.
 - b. Update the multifamily parking requirements for 3 Bedrooms plus den, which needs to reflect 2.2 spaces per unit. Provide the additional parking stalls required.
- 13) Provide the following changes on the building elevations:
 - a. Label and identify all building materials and color.
 - b. Identify any roof drain downspouts on the elevations.
 - c. Elevations depict that the building encroaches into the setbacks, adjust accordingly.
 - d.
- 14) Overhead utilities are in conflict with the proposed trees and will need to be undergrounded.
- 15) Ensure renderings accurately reflect the project and elements shown on the renderings are actually proposed.
- 16) Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
- 17) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 18) 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.

- 19) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.


GENERAL COMMENTS

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

- 20) 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.
- 21) Provide a preliminary 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.
- 22) 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.
- 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 (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 24) Additional comments may be forthcoming at the DRC meeting.



LEGEND

 Subject Site

UDP-S22071 - Miami Road Mixed Use - 801 SE 19th Street

