



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 25, 2023

**PROPERTY OWNER /
APPLICANT:** 901 NW 3rd Ave, LLC.

AGENT: Daniel Kostinsky

PROJECT NAME: Progresso Walk

CASE NUMBER: UDP-S23037

REQUEST: Site Plan Level II Review: 7-Unit Multifamily Residential
Development

LOCATION: 901 NW 3rd Ave

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

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Nancy Garcia

Case Number: UDP-S23037

CASE COMMENTS:

Please provide a response to the following:

1. Specify height and area compliance per Chapter 5 of the 2020 FBC.
2. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
3. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
4. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
5. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
6. Dimension accessibility requirements to site per FBC Accessibility Code
7. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

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-S23037

CASE COMMENTS:

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

1. Provide 5' permanent Right-of-Way Easement or dedication along west side of NW 3rd Ave., to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Provide 5' permanent Right-of-Way Easement or dedication along north side of NW 9th Street to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
3. 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 through the city website.
4. Conceptual Paving, Grading, Drainage, and Utility Plan:
 - a. Show additional gate valve by tapping valve at 4-inch fire service tap per City standards.
 - b. 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).
 - c. Additional coordination maybe required for projects located within Progresso Village, which is part of a City Drainage Master Plan.
5. The provided 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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
6. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements 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.
7. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.



- a. Proposed sidewalk adjacent to the development along NW 3rd Ave and NW 9th Street shall be located at the back of the new property line.
 - b. Please show how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
 - c. ADA ramp located at Northeast corner of NW 9th Street and NW 3rd Avenue shall be reconstructed to provide future pedestrian connectivity to the proposed site.
8. 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.
9. Trash enclosure on site plan.
- a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
10. Please refer to Comment 6 and revise building elevations and cross sections accordingly.
11. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
12. For surface or ground-level parking lot layout:
- a. 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. Reconfigure parking stalls shown at end of drive aisle, to eliminate 180 degree back-out maneuver.
 - b. 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.
13. On Sheet C-3: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
14. 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.
- a. Post elevations for both the 100 year and the 25 year- 3-day storm event exceed the predevelopment elevations.
15. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing 12" storm drain pipe within adjacent NW 3rd Avenue Ave and existing 30" storm drain pipe within adjacent NW 9th Street 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.

16. 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.
17. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way.
18. 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, landscaping, irrigation, lighting, that will be maintained by the Applicant throughout the life of the improvements.

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.

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CASE COMMENTS:

The plans that I reviewed had the finish floor elevation at 7' NAVD. This is meeting the required finish floor elevation of BFE 6' NAVD + 1' = 7' NAVD 88. The equipment and AC units will also need to be at 7' NAVD at the time of your building permit application.

1. The (2014 FIRM Flood Insurance Rate Maps) 12011C0369H, "AH" flood zone with a base flood elevation of 6' NAVD 88. The finish floor elevation meets BFE 6' NAVD 88 + 1' freeboard = 7' NAVD 88.

REFERENCES

(Code of Ordinances, Chapter 14),

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

FEMA Elevator Installation (see link to FEMA technical Bulletin 4) see link below:

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

Florida Building Code (7th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale Flood Ordinance

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

Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA) (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

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CASE COMMENTS:

Please provide a response to the following.

1. Tree preservation requirements apply, those that are good candidates should be saved by relocation. Please have the ISA Arborist evaluate trees and palms for relocation.
2. Please correct tree disposition sheet and mitigation, Ackee trees are class "C", Frangipani is class "C", Candlenut tree is class "B".
3. On sheet A001 Site Plan there shows an additional five feet of right of way onto the property as an easement. Please move the sidewalks back to the easement line to provide additional width of the swale. The area of the easement will still be calculated towards site requirements such as, the landscape buffer and the thirty five percent landscape area, even with the sidewalk moved to the easement line.
4. Please provide street trees within the swale as per Section 47-21.13.B.16.
 - a. Along 3rd AVE there is an existing storm drain, please propose thin trunked palms three feet minimum from the utility with root barriers one foot off the utility. Please propose single cane palms in the form of clusters, three palms staggered heights with the shortest cane at a minimum eight feet trunk height, placed property side of the drainage pipe. Please provide eight feet from the solar paneled light poles.
 - b. Along NW 9th Street please propose street trees within the swale, the Department would support the use of palms within the sight triangle of NW 9th Street and NW 3rd AVE.
 - c. Please provide street trees at a minimum twelve feet tall when installed.
 - d. Street trees encroaching or within a sight triangle require a minimum eight feet canopy height clearance. Please provide these trees with a sixty percent canopy to forty percent trunk ratio preferred, fifty to fifty percent acceptable.
5. 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.
 - a. 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.
 - b. For proper placement of the street tree palms, proposed underground utilities along NW 3rd AVE may need to be shifted.
 - c. Please, while the street tree palms may be a minimum three feet from the storm drain, for water and or sewer lines within the ROW provide a minimum five feet horizontal clearance.
6. With the shift of the sidewalk to the easement line the planting width between the vehicle use area and NW 3rd AVE sidewalk has been reduced. As per code the only types of canopy trees that may be utilized toward code requirements are small maturing trees.



7. The VUA tree requirement is one tree per one thousand square feet or partial thereof. It appears that this development will have around five thousand square feet of paved VUA.
 - a. Being that large shade trees may not be utilized due to site conditions, please provide additional small maturing canopy trees to the proposed site. Place trees at the landscape buffers between the VUA and NW 3rd AVE (six to eight feet canopy clearance for visibility of pedestrian traffic on and canopy encroachment into the public realm of the sidewalk, 60% canopy to 40% trunk preferred, 50% to 50% acceptable), head of the handicap parking stall, and along the north perimeter at the head of the parking stalls.
 - b. Due to design of proposed development that leads to spacing conflicts for shade tree requirement for Net Lot Landscape Area being fulfilled. Please propose additional small maturing trees in areas acceptable.
 - c. Section 47-21.8.F. talks about the use of small maturing trees and palms grouped together of three to count as one shade tree due to situations as overhead utilities. Trees and palms grouped together, collectively must be able to provide a minimum twenty feet canopy width. Please investigate at the head of the handicap parking stall that may have adequate space for this tree or palm grouping, other areas such as along head of the parking stalls every third tree between the palms the Department may count as one shade tree. These trees will count towards the VUA shade tree requirement. If palms are utilized, please provide in single trunked palms installed no more than five feet apart, staggered heights, shortest palm minimum eight feet clear trunk height.
 - d. Area of the retention may be utilized providing the trees proposed may take periodic flooding.
 - e. Please indicate the trees and palms proposed to meet site code requirements of the VUA and Net Lot Landscape Area within the Landscape Legend calculations list.
8. Please provide a heavy vegetative planting along the north and west property lines to help block headlight glare onto neighboring property.
 - a. Please propose trees and palms installed in line with the parking stall's lines in order to clear vehicle when they are parked.
 - b. Tall shrubs palms between the dumpster and tree island adjacent to the site's parking stalls.
9. Buffer hedges between the site's VUA and public right of way to be a minimum twenty-four inches tall when installed. Green Island Ficus shown at fifteen-inch height.
10. Please provide an overlay sheet demonstrating the delineated and calculated measured areas that the thirty-five percent landscape area is being met. Also, demonstrate the landscape area for the VUA is being met. Interior landscape requirement may count towards overall VUA landscape requirement and total VUA landscape may count towards the thirty-five percent landscape area requirement. Please use separate hatching or colors to differentiate areas of requirement.
 - a. Section 47-21.12.B.5. Vehicle overhangs do not count toward minimum landscape area requirements. Please identify vehicle overhang on Landscape plan and that it is not being included within calculations.
11. The city has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydrozone) and turf areas

must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydrozones on a plan sheet and include calculations in table.

12. 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. Landscape installation of off-site parking lot will require its own separate permit under the address of the parking lot differing from the site development.
2. 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.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. 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-S23037

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. Lighting and landscaping should follow CPTED guidelines.
7. A CCTV system should be employed throughout the property with focus on entry/exit points, parking areas and common areas. It should be capable of retrieving an identifiable image of a person.
8. Light reflecting paint should be used in parking areas.
9. Common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
10. Parking entry/exit should be access controlled.
11. First Responders should be notified of all access codes or procedures.

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-S23037

CASE COMMENTS:

Please provide a response to the following:

1. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthened apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
10. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - ***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 Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.***
 - ***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:

Please provide specific details of solid waste and recycling collection per building



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CASE COMMENTS:

1. 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.
2. 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.
3. Provide a minimum of 5 feet wide on **NW 9th St & NW 3rd Ave** 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.
4. The back of the sidewalk shall be placed on the right of way easement line.
5. 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.
6. 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.
7. 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.
8. 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. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before October 27, 2023, unless a mutually agreed upon time extension is established between the City and the applicant or a waiver to timeline requirements is submitted. The City acknowledges and is in receipt of a waiver by the applicant.
2. 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 of provided on the City's website. Provide acknowledgement and/or documentation of such outreach.
<https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>
3. The site is designated Northwest Regional Activity Center (NW-RAC) 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.
4. Be advised that development applications requesting residential units in the Northwest Regional Activity Center are subject to RAC unit availability at the time of site plan approval on a first come, first served basis. Staff will advise the applicant on the status of these units during the Development Review Committee approval process.
5. The project is subject to Broward County Public Schools Concurrency review, as applicable. The applicant will notify the School Board Superintendent or designee of this proposal. 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.
6. Provide the total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>.
7. 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.
8. 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 with the Transportation and Mobility Department.



9. Provide the following changes to the site plan:
 - a. Pursuant to ULDR, Section Sec. 47-5.36, The yard dimensions listed within the Table of Dimensional Requirements for the RMM-25 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. In this instance, the side yard setback should equal 17 ft. Modification of required yards may be permitted subject to the requirements of Modification of Yards, ULDR, Section 47-23.11.
 - b. Provide dimensions for the balconies and related architectural features. There appears to be an encroachment within the required yard setback. Architectural features in residential districts must adhere to ULDR, Section 47-19.2.B.
 - c. Coordination should occur between the Traffic Engineering Division and Landscaping Division regarding the ADA space on the southeast corner and the regular parking spaces at the northeast corner. A landscape island must be provided every 10 spaces; however, this requirement can be waived if the landscape islands on each end are increased in area. Increasing the landscape island does not constitute a reduction of the required parking spaces. Please ensure that increasing the landscape island does not create an issue with stacking for the ADA space. See Landscape comments.
 - d. Consider relocating the dumpster so that it is not directly abutting the entrance to the stairs.
 - e. Show centerlines of all adjacent ROWs and dimension widths.
 - f. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Relocate all overhead lines to be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
10. Provide the following changes on the elevation sheet(s):
 - a. As proposed, the building is designed with little articulation and variation in form appearing as a large box-shaped building. The design should be re-evaluated with enhanced building treatments, and inclusion of high-quality materials that enhance the overall appearance of the project especially facing the public realm.
 - b. The building materials are called out on the plans, however some of the materials are mislabeled and only a few examples of the proposed materials were provided. Please revise the plans to include an example of all proposed materials and ensure they are correctly identified.
 - c. The eastern and western elevations are large blank walls, and the windows seem awkwardly placed. Perhaps use of the "Hardie Siding" can be continued along the sides facing 9th Street and 3rd Avenue.
 - d. Decorative features should be incorporated for the windows and doors, especially the windows facing the public roadways.
11. Pursuant to ULDR Section 47-20.14, Photometrics values should be shown to all the property lines. The photometric values were only provided for the parking area instead of the entire site.
12. 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:
 - a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.

GENERAL COMMENTS

The following comments are for informational purposes.

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
2. Additional comments may be forthcoming at the DRC meeting.



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