

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24017



CITY OF FORT LAUDERDALE



CASE INFORMATION

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| CASE: | UDP-S24017 |
| MEETING DATE: | April 09, 2024 |
| REQUEST: | Site Plan Level II Review: 24-Unit Townhouse Development |
| APPLICANT: | Victoria Park Development, LLC. |
| AGENT: | Andrew Schein, Lochrie & Chakas, P.A. |
| PROJECT NAME: | 809 NE 16th Avenue Residences |
| PROPERTY ADDRESS: | 809 NE 16th Avenue |
| ZONING DISTRICT: | Residential Multifamily Mid Rise/ Medium High-Density District (RMM-25) |
| LAND USE: | Medium-High Residential |
| COMMISSION DISTRICT: | 2 - Steven Glassman |
| NEIGHBORHOOD ASSOCIATION: | Victoria Park Civic Association |
| CASE PLANNER: | Michael P. Ferrera |

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



Case Number: UDP-S24017

CASE COMMENTS:

Please provide a response to the following:

1. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.
2. Per Chapter 2 of the 2023 FBC townhouses are single-family dwelling units with property lines separating such units and each unit will be required to have its own folio number.
3. Specify fire-resistance separation requirements between townhouses based on section R302 of FBC 2023 Residential Volume.
4. 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, 2023 the 8th 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-24017

CASE COMMENTS:

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

1. Provide 5' Right-of-Way dedication or permanent Right-of-Way Easement along Northeast 9th Street and Northeast 16th Avenue.
2. The proposed sidewalk bordering NE 16th Ave and NE 9th Street falls within the required right-of-way dedication and as such will not necessitate a sidewalk easement.
3. The proposed public sidewalk shall be detailed per city standards to include material and specifications. The sidewalk should be extended along NE 9th Street to the western property limit. The sidewalk should continue along proposed driveways.
4. The back of sidewalk elevation shall correlate to the corresponding crown of road elevation.
5. The proposed pedestrian ramp at the intersection does not follow design standards. Existing utilities are also encroaching onto the proposed pedestrian path at the ramp.
6. The proposed sidewalk ramp on the southeastern quadrant of the intersection of 9 St and 16 Ave should be constructed to connect with the proposed ramp at the corner of this development. In addition, the existing stop sign and marking on NE 16th Avenue will need to be adjusted to allow for a minimum of 4' distance to the pedestrian cross path.
7. The proposed water meter vault and 10-ft x 15-ft easement may not encroach onto the proposed right-of-way as previously required.
8. Pavement restoration shall extend 25-ft in both directions of the cut and must cover the full width of the lane. Where the point of connection is on the center of the road, as is the case with the sewer lateral cut, pavement restoration must extend to also cover the northbound travel lane.
9. The proposed 6-inch clean out shall be proposed within the required right-of-way easement at 2.5' from its limit and center on the public sidewalk.
10. The proposed sewer lateral point of connection must follow City detail 218 as the main is lined.
11. Existing sewer lateral near the intersection not being utilized by this project must be capped at the main.
12. Provide water main and sewer lateral profiles to demonstrate connectivity is possible.
13. Provide additional gate valve prior to the meter within the required easement.
14. Erosion and sediment control plan shall be corrected as follows.
 - a. The construction entrance and exit on NE 9th Street may not encroach onto the western neighboring property frontage.



- b. Construction entrance on NE 16th Ave will need to be relocated further south as operations will block visibility along the street-street 25x25 visibility triangle.
 - c. Windscreen detail is provided; however, plans do not show the location of the detailed windscreen fence. Note, the windscreen may not encroach onto the visibility triangle at the intersection.
15. Provide Marking Striping and Signage plan.
 16. Proposed street landscaping along NE 9th Street does not meet minimum separation requirements from the existing water main.
 17. Existing stormwater infrastructure along NE 16th Avenue must be surveyed and shown on plans to ensure there are no conflicts with the proposed street landscaping, water, and sewer services.
 18. Obtain a water and sewer letter of service availability from the City's Public Works – Engineering Department.
 19. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
 20. Provide a formal Site Plan that features all critical parking and drive dimensions for parking lot access, driveway widths, park stalls geometry.
 21. Show existing and proposed right-of-way limits on building elevation to demonstrate that the proposed building does not encroach into any right-of-way area.
 22. Drainage report review is not complete as the analysis criteria are inconsistent with the proposed design. Please correct the drainage report and ensure it follows design conditions and assumptions. For example, the report mentions deep injection drainage wells and multiple basins which are not consistent with the proposed design.
 23. Provide site plan showing fee simple lot ownership limits.
 24. Advisory: If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.



Case Number: UDP-S24017

CASE COMMENTS:

Please provide a response to the following:

1. The building needs to conform to section 903.2.11.3.1 for fire sprinklers.

GENERAL COMMENTS

The following comments are for informational purposes before final DRC sign-off.

Florida Fire Prevention Code (FFPC) - NFPA 1 Chapter 15 Fire Department Service Delivery Concurrency Evaluation

15.1 Application.

15.1.1 The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

15.1.1.1 Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

Minimum thresholds that require an evaluation are as follows:

Larger than 1% increase of the City's service population equals any new building with a human capacity of 1856 persons or greater.

Larger than 1% increase in Fire Dept. protected building square footage that equals or is greater than more than 1,132,903 sq. ft.

Note: It only requires one requirement to be a mandatory and must be submitted before a building permit is applied for.



Case Number: UDP-S24017

CASE COMMENTS:

The following comments apply to this permit for a 24-unit townhome development.

General Comments:

- 1.Plans show the finish floor elevation using the NGVD 29 datum. We are using the NAVD 88 datum.
- 2.The flood zone is "X500" (panel 369J).
- 3.Sheet A4.01, (Sheet A4.02), (A4.03), (A4.04), (A5.05) Shows level 1 at (9' NGVD) please note that we are using the NAVD 88 datum that has a difference in elevation please correct. Please review plans and update using the NAVD 88 datum.

References

(Code of Ordinances, Chapter 14),

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

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

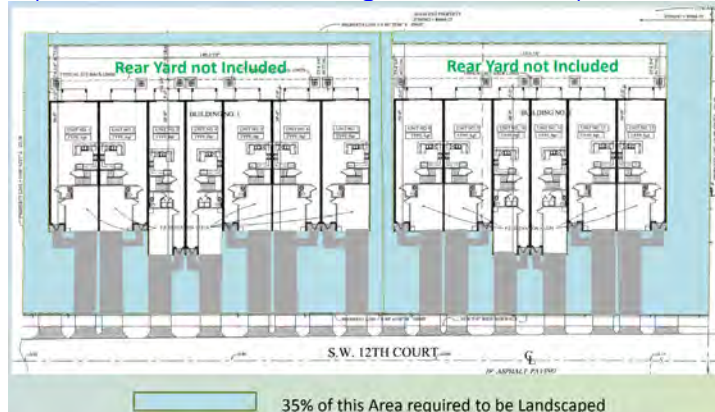


Case Number: UDP-S24017

CASE COMMENTS:

Please provide a response to the following.

1. Please revise equivalent replacement calculations on Sheet TD-1 using correct Species Category Rating Percentage. Here is a link to a city web page to help with mitigation calculations.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/63788916962470000>
2. The zoning of this property requires a minimum of 35 percent of the gross lot square footage shall be in landscaping, maintained by an irrigation system, as per ULDR 47-21.13. A&B. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum. Sandy beach on oceanfront parcels of land may be included in the gross minimum, but do not need to be planted or irrigated.
3. As per ULDR 47-21.14.A.3. only the development area of the calculated in the lot coverage measurement and rear yards shall be exempt from the required 35% landscape area calculation (see diagram below). Areas subject to common easements (i.e. VUA) and front yards (minus access route to ROW) are not exempt. Please revise landscape calculations data accordingly. This is a short cut to the NDCR city web page for additional information:
<https://www.fortlauderdale.gov/home/showpublisheddocument/21528/636282174479670000>



4. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for street tree selection and placement along NE 9th Street, and for interior lot tree placement within 30 feet of utility. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions, as per ULDR 47-21.13. B.16.
5. Illustrate and label the horizontal clearance from tree trunk to edge of underground utilities 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.
6. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
7. 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 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.
8. Small trees and palms must be located a minimum of seven and one-half feet away from structures. Palms may be planted closer to each other to form clusters. Section 47-21.9.F.2. Small palms such as proposed Solitaire Palm (PE) and Thrinax radiata (TR) are not an issue, but please illustrate this requirement on plans for other small trees/palms (i.e. Pigeon Plum, Crape Myrtle, etc.).
 9. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
 10. 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:

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 apply for these at 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.
4. 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.



Case Number: UDP-S24017

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 Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, parking areas, pool, and common areas. It should be capable of retrieving an identifiable image of a person.
8. Emergency communication devices should be placed at the pool, and common areas. These should be easily identifiable and accessible.
9. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
10. Light reflecting paint should be used in parking areas.
11. 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.
12. Residential driveway should be access controlled.
13. 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-S24017

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Please show on site plan garbage and recycling cart placement.
3. Please advise where carts will be placed on service days.
4. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
5. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. 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.
7. 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).
8. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
9. Containers: must comply with 47-19.4
10. Recommend trash chute accommodate recycling.
11. 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



Case Number: UDP-S24017

CASE COMMENTS:

1. Sidewalk shall continue through the proposed driveways.
2. The sidewalk on NE 9th Street shall extend to the western property limits.
3. Install parallel on street parking on NE 16th Avenue, street trees may be placed in bulb-outs between parking stalls.
4. The city reserves the right to meter on street parking stalls on the public right of way at any time.
5. 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.".
6. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note the intersecting drive aisle at the ingress and egress point for this development will be considered the first conflict point.
7. The minimum inbound and outbound stacking requirements is one (1) space or 22 feet long by 12 feet wide off NE 9th Street and NE 16th Avenue, the stacking measurement starts at the back of proposed sidewalk and measured into the site, any parking within this minimum stacking distance will need to be located out of the stacking area.
8. 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.
9. Provide a 10' X 10' sight triangle at the proposed outbound driveway starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the driveway being able to see the pedestrians walking on the sidewalk.
10. 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.
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. 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-S24017, 809 NE 16th Avenue Townhouses

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated 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. 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 July 12, 2024, 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 may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
4. 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](#)
5. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
6. 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.
7. Provide the following changes on the site plan:
 - a. Provide location of trash and recycle bins on site at time of trash pick-up;
 - b. Pursuant to Section 47-18.33, seventy-five (75%) of all fencing shall be non-opaque. Plans depict fifty (50%) transparency. Update plans accordingly;



- c. Provide for on-street parking along 16th Avenue;
 - d. Sheets A2.03 and A5.00 depict a sink and a landing area enclosed with a pergola architectural feature. As proposed, it appears that the roof is habitable and would then count towards the overall height of the building, which would exceed the permitted maximum height;
 - e. Indicate the location of the fee simple lot lines and proposed access easements; and
 - f. Provide location of mailboxes or community mailbox.
8. Provide the following changes to the elevations:
- a. Label elevations sheets as north, east, south, west; and
 - b. 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.
9. 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.
10. Pursuant to Section 47-18.33.B.3, Group Limit, a setback of five (5) feet from the rest of the front façade for twenty-five (25) percent of the townhouse group's front façade is required. Provide the specific percentage of setback that the front façade is recessed from the rest of each townhouse group on the plan set sheets.
11. As proposed, the overall façade, inclusive of the corner units, lacks an inviting entrance reflective of a residential development. More diversification of the design should be incorporated such as building articulation with varying stepbacks, material changes, minor wall offsets, height variations, and accent lines. See below for examples. These images are meant to provide a visual representation of certain design aspects mentioned above and are not all encompassing of potential solutions.



Articulation and Material



Ground Level and Entrances



12. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a) Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b) Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c) Provide screening product material including images or pictures of actual application of such.
13. On the renderings, there appears to be a green material behind the proposed fence. Provide product information for this material.

GENERAL COMMENTS

The following comments are for informational purposes.

14. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to, charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
15. 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.



16. 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. 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.



UDP-S24017 - 809 NE 16 AVE.



0 150 300 US Feet