









Case Number: R18003

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

- a. Provide 10' x 15' (min.) Utility Easement dedication for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access).

**CASE COMMENTS:**

**A. Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments in Section A (additional comments may be required based on subsequent plan revisions):**

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Rohan Punit at 954-828-5859 or [rpunit@fortlauderdale.gov](mailto:rpunit@fortlauderdale.gov).
  - b. Coordinate all transportation related requirements with Benjamin Restrepo at 954-828-5216 or [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov) with the Transportation & Mobility (TAM) Department to meet the Transportation aspect of the Adequacy requirements.
2. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting / re-platting. The documents from BCPC shall be submitted to the City's engineering reviewer; the BCPC may be contacted at (954) 357-6695.
3. Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This 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.

Property lines, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

Please be advised that the boundary survey provided is not based on Standard Title Commitment or Opinion of Title.

4. Discuss if there's an existing Utility Easement along running north-south through the middle of the property (i.e. aligned with existing overhead power lines), and if so, whether it's a public easement. If so, contact the City's Public Works Department to confirm the location of any public utilities (i.e. storm drain, sewer, and water) within the Utility Easement, and obtain a 'letter of no objection' for construction of any proposed walls, landscape trees, and irrigation located within their Utility







advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

20. Coordinate with Public Works – Utilities Division for any connections to and/or demolition of existing City infrastructure along SE 10<sup>th</sup> Avenue and SE 11<sup>th</sup> Avenue:
  - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or [ediaz@fortlauderdale.gov](mailto:ediaz@fortlauderdale.gov).
  - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or [srobertsjr@fortlauderdale.gov](mailto:srobertsjr@fortlauderdale.gov).
  - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or [khutchison@fortlauderdale.gov](mailto:khutchison@fortlauderdale.gov).
  - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, email [plan@fortlauderdale.gov](mailto:plan@fortlauderdale.gov).
  - e. Provide flow test results; submit the application to Water Billing Division, available online at the City's website at <http://www.fortlauderdale.gov/home/showdocument?id=22765>.
  - f. Provide written correspondence between the Public Works – Utilities Distribution and Collection Division and the Engineer of Record.
21. Discuss how sidewalk runoff (between building and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed improvement will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
22. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
23. Provide support data that this site meets the fire hydrant locations and distribution as per the National Fire Protection Association (NFPA) Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
24. Applicant is strongly encouraged to prepare a preliminary staging storage plan, which includes phasing and information regarding the site layout of the temporary construction measures; the purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. Please be advised that any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.
25. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons "and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
26. Verify the existing utilities shown on the survey (including existing 15 Inch storm drain within adjacent NE 11<sup>th</sup> Avenue Right-of-Way – per City Utility Atlas Maps) and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.















Case Number: R18003

**CASE COMMENTS:**

Please provide a response to the following:

1. Building needs to conform to section 903.2.11.3.1 of the FBC for fire sprinklers.
2. Fire hydrant location must be with-in 100 feet of FDC.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

1. Building must conform to the code applicable at time of submittal.



Case Number: R18003

**CASE COMMENTS:**

Please provide a response to the following:

1. 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, and turf areas must be limited and/or consolidated. The planting areas are to be irrigated on a separate zone than the turf areas. Once plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. For example, provide shrubs and trees in driveway planters at unit entryways.
2. Consider a one-way drive isle which would allow for larger peninsular islands which would increase pervious area, and appropriate canopy trees to shade the drive.
3. The zoning of this property requires at least one tree for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty percent of the trees shall be shade trees. Please illustrate the calculations and planting on plan.
4. The zoning of this property requires at least twelve ornamental shrubs for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. Shrub planting requirements are in addition to the VUA requirements. At least 50 percent of all required shrubs shall consist of native species. Please illustrate the calculations and planting on plan.
5. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. For example, the row of parking spaces in the center of the site must begin and end with peninsular islands measured at 8' wide and contain at least one canopy tree; there are no large canopy trees proposed to be installed on site. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, and illustrate such requirements on plans.
6. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. 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.
7. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.
8. Provide, in tabular format, all calculations for required versus provided landscape data.
9. Include existing street trees along SE 10 Ave on tree plan and assessment, and update corresponding list to include



- a. tree number for each
- b. botanical name and common name for each
- c. trunk diameter, in inches, at chest height for trees
- d. clear trunk in feet for palms
- e. condition percentage as a number for each

Additionally

- f. tree #9 is illustrated to remain. If so, the pool cannot be installed in this lot.
  - g. Provide identification for tree 37.
10. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This is to be a substantial barricade for specimen trees. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
  11. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics.
  12. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.
  13. The 5' perimeter access easement is for pedestrians to cross-access property for maintenance. Most of this easement seems to be encumbered with plant material. Please clarify.
  14. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
  15. 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 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.
  16. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
  17. Fences facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.



- a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
- b. Groundcover may be 6 inches tall planted 6 inches apart.
- c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
- d. Please specifically note and illustrate this on plans

### **GENERAL COMMENTS**

The following comments are for informational purposes.

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

18. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
19. 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.
20. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.





Case Number: R18003

**CASE COMMENTS:**

Please provide a response to the following:

1. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.

Noted: This development will use proper site lighting for the occupants, all new glazing and doors will be impact resistant, and each unit will be prewired for an automatic alarm system. Vehicles will be stored inside the parking garages.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: R18003

**CASE COMMENTS:**

The City owns and maintains stormwater infrastructure adjacent to the proposed development as shown with green line work in the map provided at the end of this report. The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets. The applicant shall provide an itemized response letter addressing the following comments:

**Prior to Issuance of Building Permit, the applicant shall address these comments:**

1. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (**SWPPP**) showing the adjacent City's existing stormwater system as shown in the survey and to the limits shown with green line work in the storm map provided at the end of this report. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities.

Add the following notes to the **SWPPP** (CCTV Notes, Pollution Prevention Notes, and Dewatering Notes):

Closed Circuit TV inspection (CCTV) Notes

- a) Contractor shall provide CCTV videotapes to City STW OPS of the existing stormwater system to the limits shown with green line work in the storm map provided at the end of this report in order to document the PRE and POST construction conditions of the City's storm system.
- b) Contractor shall provide the PRE construction CCTV to City STW OPS when applying for a demolition permit at the City's building department.
  - I. If debris is found in the City's stormwater system prior to demolition or construction, the applicant, contractor, developer or designer (as applicable) shall inform the City's stormwater operations department for proper removal.
- c) Contractor shall provide the POST construction videotape to City STW OPS when requesting the Certificate of Occupancy (CO) to verify that the City's stormwater systems have not been negatively impacted by the demolition and construction activities.
  - I. If debris is found in the City's storm systems as a result of demolition or construction activities, it will be the responsibility of the contractor to vacuum clean the City's stormwater system (or make repairs as requested by City's stormwater operations group) prior to issuance of final CO.
  - II. If surface water runoff or debris from demolition or construction activities is found to have negatively impacted the condition of the City's stormwater assets, it will be the responsibility of the applicant (contractor, developer, and owner) to rectify the infraction(s) as requested by City.

Pollution Prevention Notes

- a) Contractor shall adhere to of the National Pollution Discharge Elimination System (NPDES) requirements. The contractor shall institute Best Management Practices (BMPs) to ensure compliance with the NPDES program and to minimize the impact to public stormwater facilities. A Notice of Intent (NOI) shall be filed prior to start construction activities.
- b) Prior to demolition activities, contractor shall install pollution prevention control devices (i.e., silt barriers, sediment basins, turbidity barriers around stormwater outfalls on the waterside of lakes, ponds, canals, or waterways, silt screens, etc. according to the approved SWPPP and as recommended by the Florida Department of Environmental Protection (DEP) latest guidelines and permitting requirements.



- c) Prior to demolition activities, a silt fence in accordance with the approved SWPPP details and latest DEP standards shall be erected around the site property lines. All public inlets surrounding the site shall be protected by the installation of filter fabric into the frame and grate or other approved BMPs to protect against storm runoff.
- d) Pollution control installations, as approved and shown in the SWPPP, shall be maintained throughout demolition and construction periods until the project has been completed and approved by City engineering inspector or project engineer.
- e) Contractor shall inspect the pollution control devices daily for signs of malfunction, failure, or needed repairs, and shall make remedial actions immediately upon discovery.
- f) Existing stormwater inlets, catch basins, or manholes, onsite and offsite, shall be protected from sediment storm runoff from the proposed demolitions and construction activities.
- g) Contractor shall immediately remove all mud, dirt, or other materials tracked or spilled onto existing roads and facilities due to demolition or construction activities from the proposed development.
- h) In order to minimize the amount of sediments, mud, and dust transported onto public roadways by the construction vehicles or runoff, the contractor shall install stabilized temporary construction entrance(s) from the construction site as recommended by FDEP. Each temporary construction entrance is a stabilized 6 inch thick layer of 2 to 3 inch Course Aggregate Stone, 12" minimum width, and length to accommodate a minimum of one trucking vehicle.
  - i. The entrance shall be maintained periodically as conditions demand in a condition that will prevent tracking or flowing of sediments onto public rights-of-way. Sediment shall be trapped in cleanout areas and properly handled as onsite debris per applicable state regulations.
  - ii. When necessary, vehicle wheels shall be cleaned prior to entrance onto public right-of-way.
  - iii. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into public storm drains must be removed by the contractor immediately.
  - iv. Trucks shall not 'cut corners' where the construction exit meets the roadways.
  - v. Sweeping of public roadways shall be done periodically as condition demand.
- i) Dust generated from construction shall be minimized by daily watering of the site.
- j) Contractor shall provide an erosion and sedimentation control inspector to inspect all points of discharge into nearby waterbodies to record the condition of discharge points, integrity of silt fence and pollution control devices, dust control measures, vehicular traffic and construction material storage and disposal. Written record of all inspections shall be stored by the contractor during demolition and construction periods and shall be submitted to City inspectors upon request.

The inspection report shall include at a minimum the following information:

- i. Name of inspector and his/her qualifications in erosion and sedimentation control
- ii. Date of the inspection
- iii. Rainfall rate
- iv. Observations about the SWPP
- v. Actions taken by contractor for all incidents of noncompliance with permit(s)
- vi. Certification that the facility is in compliance with the SWPP and permit(s)

#### Dewatering Notes

- a) The applicant shall use Broward County's latest [Plate WM 2.1 - Future Conditions](#) for determining the average wet season ground water levels to evaluate if demolition or excavation/earthwork will require dewatering activities. The Plate WM 2.1 – Future Conditions average wet season ground water levels can be accessed through the following link:  
<http://bcgis.maps.arcgis.com/apps/View/index.html?appid=70c3f3ffc88748c28e432719ec2844c4>
- b) 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.

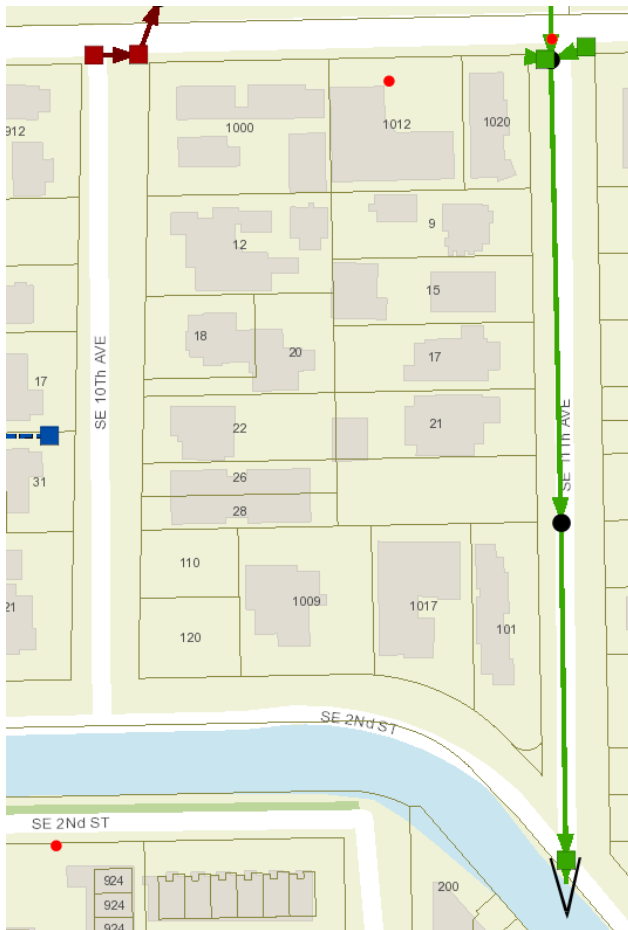


- c) If dewatering is going to be needed, please submit a dewatering plan, so it can be reviewed by the City's stormwater and environmental groups.
  - d) Dewatering activities will not be allowed without an approved dewatering affidavit, SWPPP, and dewatering permit from applicable regulatory agencies.
2. No private stormwater infrastructure (pipes, basins, drainage wells) can be constructed in City Right of Way or drainage easements serving existing City's stormwater utilities. Please remove (if applicable) any the proposed stormwater systems that are not in compliance with this requirement or provide appropriate documentation if the City Rights-of-Way (or easement) has been vacated to allow the construction of private underground utilities.

**General Comments**

3. If the proposed development falls within the following neighborhoods (Victoria Park, Edgewood, Progresso, RiverOaks, Durrs and Dorsey, or South East Isles), a set of plans shall be provided to the Public Works Engineering group for review of the proposed R/W improvements and conflicts with the stormwater neighborhood master plans currently in final design phase.
- 4.

**Existing Stormwater Asset Map possibly affected by the Proposed Development**





Case Number: R18003

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. 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.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
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 radii for City review. Indicate how truck will circulate within property.
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.
  - 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 [smccutcheon@fortlauderdale.gov](mailto:smccutcheon@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.
  - Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: R18003

**CASE COMMENTS:**

1. There must be a minimum of 22 feet from the driveways ultimate right of way line to the first conflict point. Please ensure this requirement is met.
2. Please be aware there is a neighborhood parking permit program in the area for on street public parking.
3. Bicycle parking is encouraged. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. 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.
4. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
5. 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.
6. Additional comments may be provided upon further.
7. Signature required.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. 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.
3. 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: R18003

**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Low-Medium Residential on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
4. Historic Resource - The proposed development contains a historic resource that has a Florida Master Site File Historic Structure Form completed, 9 SE 11<sup>th</sup> Avenue (Florida Master Site File BD01663), and is also within a historic resource district that has a Florida Master Site File Resource Group Form completed (Florida Master Site File BD04781). The properties located within the development site, that are proposed for demolition, are all identified as a contributing resources within this Florida Master Site File Resource Group. Pursuant to Objective 1.11, Policy 1.11.3 of the Historic Preservation Element of the Comprehensive Plan, all proposed impacts to historic resources shall be reported to the Historic Preservation Board (HPB) for review and comment. The applicant shall provide a narrative response identifying and addressing any impacts of the proposed development on the historic resource and offer recommendations to mitigate these impacts. A presentation shall be made to the HPB prior to the scheduling of further board/commission meetings. Contact Trisha Logan, Planner III, at 954-828-7101 or [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) to review the requirements for HPB submittal.
5. Provide more balance between the development program, landscape and open space throughout the project. It appears that the landscaping requirement adjacent to the guest parking area is deficient. Consider providing a common garden area or shared space within the site. Consider providing pervious paver blocks in appropriate locations through-out the site.
6. Consider creating a one-way drive aisle, and narrow the ingress/egress from SE 10<sup>th</sup> & SE 11<sup>th</sup> Avenues in order to create an opportunity to provide additional landscape and open space.
7. Provide active functional living space facing the public right-of-ways. Provide prominent front unit entries which meet the intent of the Neighborhood Design Criteria Revisions and align with the context of the neighborhood area.
8. Indicate the project's compliance with Sec. 47-18.33, Townhouse Requirements, by providing a point-by-point narrative response, on letterhead, with date and author indicated.



9. Provide the following changes to the site plan:
  - a. Provide dimensions from property line to first vehicular conflict point;
  - b. Provide location of refuse carts within each unit;
  - c. Show centerlines of all adjacent ROWs and dimension widths.
  - d. Provide location of mechanical equipment for pool/spa amenities;
  - e. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
  - f. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks; and,
10. Provide the following changes on elevation plan:
  - a. Provide elevations for building #3.
  - b. Provide elevations which accurately match the floor plans;
  - c. Label and identify all proposed materials and colors;
  - d. Entrance requirements, all units facing the public right-of-way must have entry features that are compliant with 47-18.33.C.6;
  - e. Group Limit, provide the specific percentage of setback that the front façade is recessed from the rest of each townhouse group.
  - f. Consider shifting and reorienting the two interior end units on each 4-unit building to create an inviting courtyard amenity area;
11. Provide color renderings and include specifications and/or photographic examples of proposed materials.
12. Provide details of the fence to indicate compliance with Section 47-18.33.B.10, *Fence and wall Requirements*, and consider the visual impact of the fence along SE 12<sup>th</sup> Court. Fencing should be placed and designed in a way that relates to the public realm/street and project. Consider reducing height of fence to four feet and providing transparency or finish that articulates the building behind and provides safety through visibility along the street.
13. Ensure refuse carts remain in townhouse garages until service day and are placed back in garages within a timely period. Provide refuse truck movement with turning radius on plan sheet.
14. Provisions satisfactory to the City Attorney's Office shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group. A townhouse development shall have a recorded maintenance agreement for the common areas. Such agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off. A minimum five foot easement is required around each building group.
15. This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to 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.
16. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>.

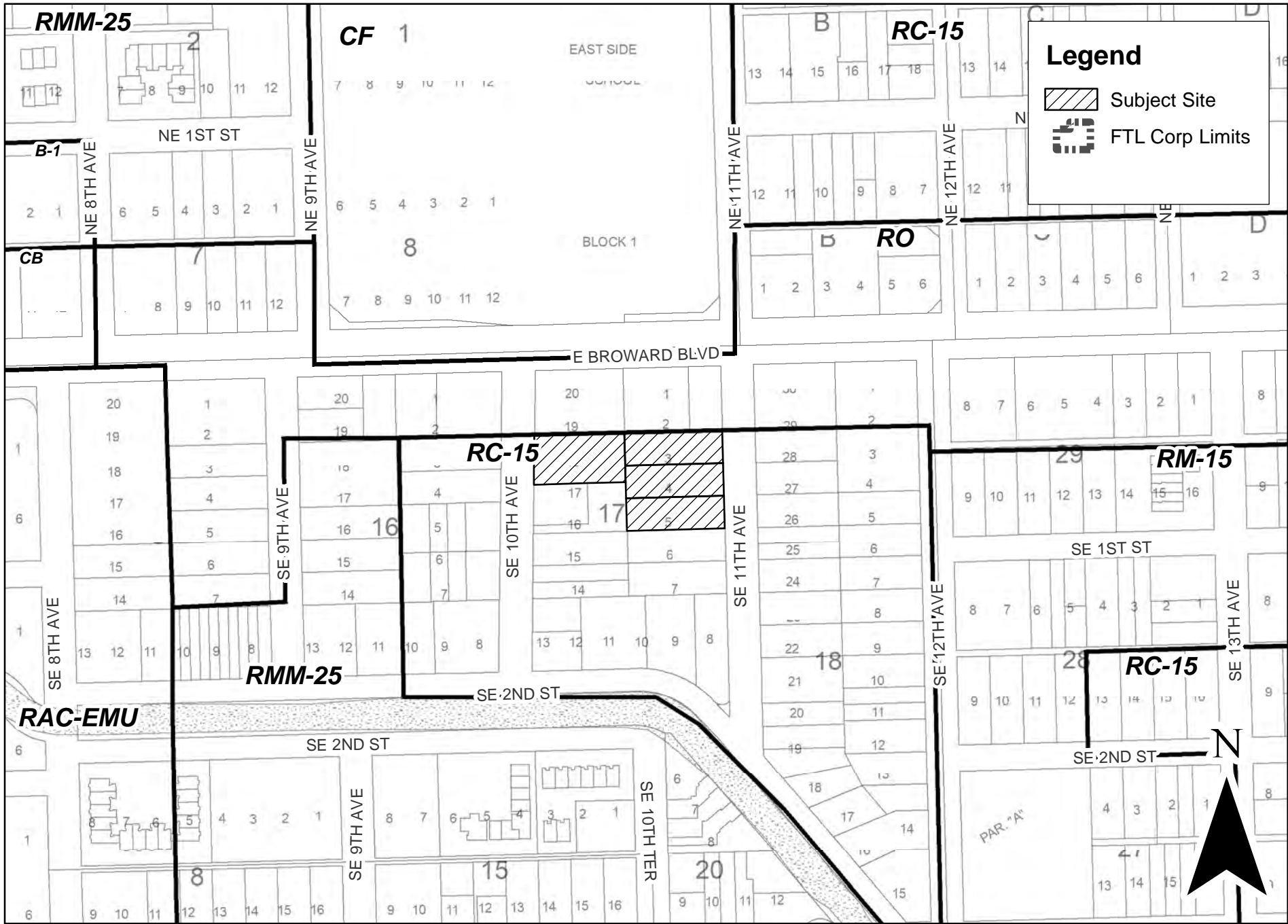




### GENERAL COMMENTS

The following comments are for informational purposes:

17. Per Section 47-18.33.B.15, Maintenance Agreement, a townhouse development shall have a recorded maintenance agreement for the common areas and guest parking.
18. All agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off.
19. Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
20. Provide a written response to all Development Review Committee comments within 180 days.
21. 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 (call 954-828-6495) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
22. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's Development Review Committee Representative.
23. Additional comments may be forthcoming at the Development Review Committee meeting.



# R18003

