

Case Number: R18043

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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Medium High Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
3. Demonstrate how the proposed project complies with Florida Department of Transportation Relocation Assistance Program for Mobile Home Relocation, per Sections 334.044, 339.09 and 421.55, Florida Statutes, Rule 14-66, Florida Administrative Code. Provide written narrative on applicant's intent to address State requirements, status and conditions of existing mobile homes, cost estimates, and timeline.
4. The site plan approval is contingent upon the review and approval of rezoning from Mobile Home Park (MHP) to Residential Multifamily Mid Rise/ Medium High Density (RMM-25).
5. Provide the following changes on site plan:
 - a. Consider an improved site design to allow for increased pervious areas, and better pedestrian and traffic circulation on site by addressing the following:
 - 1) Remove parking spaces proposed in front of building entrances to allow for direct pedestrian and ADA access to the buildings;
 - 2) Consider several centralized garbage areas to accommodate a dumpster/compactor, as the garbage/recycling staging areas seem to be excessive and located conflicting places (between parking spaces);
 - 3) Remove mechanical equipment from the landscape islands; and
 - 4) Extend the median proposed at the entrance to the crosswalk line;
 - b. Indicate the sidewalk width;
 - c. Indicate all utilities (above and below ground) that would affect the proposed planting or landscaping plan. Overhead lines, if any, should be placed underground. If lines cannot be placed underground provide documentation from FPL; and
 - d. Indicate all building footprints on adjacent properties, indicating their uses and heights, and dimension approximate setbacks.
6. It is strongly recommended that bicycle parking be provided in visible, well-lit areas, close to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>.
7. 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 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

