









































**Case Number: R18044**

- 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> 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 South Regional Activity Center 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) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. 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 Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) Clarify parking calculations based upon the proposed use. If roof top amenities are proposed, please indicate use and square footage. A separate application and fee is required for a parking reduction. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
- 5) This project is located within the South Andrews Avenue Master Plan study area. The applicant is encouraged to take every opportunity to meet the intents and framework established in the plan. Provide street cross sections to verify compliance with the plan.
- 6) Provide the following changes on site plan:
  - a) Shift the proposed new sidewalk to allow placement of street trees along SW 1st Avenue with adequate landscaping. Please coordinate with the Landscape Plan Reviewer, Kim Pearson. This will create a safe, comfortable pedestrian environment along the ROW.
  - b) Consider additional active uses at the ground level to activate the façade.
  - c) Site data table refers to "Penthouse", please provide floor plan of this level. If not storage, please provide explanation.
  - d) Provide truck turning movement and radius design on plan sheet.
  - e) Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
  - f) 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.
  - g) Provide location of trash receptacles or dumpsters; discuss location with solid waste and recycling representative. Show typical trash container dimensions and location for each unit.

**GENERAL COMMENTS**

The following comments are for informational purposes:

- 7) 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.







