



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** July 24, 2018

**APPLICANT:** Croissant TH II, LLC.

**PROJECT NAME:** Croissant Park II Townhouses

**CASE NUMBER:** R18049

**REQUEST:** Site Plan Level II Review: 6 Residential  
Townhouse Units

**LOCATION:** 1400 SW 4th Avenue

**ZONING:** Residential Multifamily Low Rise/Medium  
Density (RM-15)

**LAND USE:** Medium Density Residential

**CASE PLANNER:** Tyler LaForme



**CASE COMMENTS: R18049**

**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. Florida Building Code 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://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

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

1. On January 1<sup>st</sup>, 2018 the 6<sup>th</sup> 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;

- a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
- b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
- c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



Case Number: R18049

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

- a. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southeast corner of SW 4<sup>th</sup> Ave and SW 14<sup>th</sup> Street intersection (coordinate with BCHCED) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with BCHCED if Right-of-Way dedication or Right-of-Way Easement will be required.
- b. Provide 5' right of way easement along alleyway to complete half of the 20 feet required by ULDR section 47-20.5.B.2.
- c. If applicable, provide permanent Sidewalk Easement as appropriate along east side of SW 4th Ave and south side of SW 14th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.

**CASE COMMENTS:**

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

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 Daniel Fisher at 954-828-5850 or [dfisher@fortlauderdale.gov](mailto:dfisher@fortlauderdale.gov).
2. Correct existing manholes labels on survey and civil plans as appropriate at the southeast corner of SW 14th Street and SW 4th Ave to indicate they are storm manholes instead of sanitary manhole.
3. Provide disposition of existing power poles and down guys located along the alley. Site plans depict the existing poles as "relocated" but location is the same as existing and conflicts with alley use. Depict on plans whether the overhead wires will be undergrounded or where the poles will be relocated to.
4. Property is described as a townhouse development; however no property lines are depicted on the Site Plan. Revise Site Plan to show proposed property lines for each townhome unit. Coordinate with planner for any private easements required for appropriate cross-access and utilities to ensure full access and maintenance of utilities within the development in the future. Discuss with planner if proposed building overhangs are intended to encroach beyond Fee Simple lot boundaries and within adjacent Common Areas.
  - a. The Property / lot lines shall be shown on the DRC Site Plan prior to Final DRC sign off, and shall be recorded prior to Building Permit application is submitted.
  - b. The Private Easements shall be shown on the site plan prior to Final DRC sign-off, and shall be recorded prior to request for the Certificate of Occupancy. Coordinate with planning, zoning and City Attorney's office.



- c. Label private and public easements as such on plans and sections to differentiate one from the other (i.e. 9 feet drainage and maintenance easement on the east side of the property is private).
  - d. Discuss proposed 5 feet right of way easement along SW 14th Street and SW 4th Ave. Why is this required? Is that meant to be the private 5 feet access and utility easement? Discuss requirements with planner and revise label on plans accordingly.
5. 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](#). Please indicate how the proposed trees within the 25 feet sight triangle at the SE corner of SW 4th Ave and SW 14th street and within the 15 feet sight triangle at the SW corner of SW 14th street and alley will comply with the ULDR section above. Discuss how the proposed CBU mail box at the SW corner of SW 14th street and alley meet these requirements. Please be advised sight triangles located at the intersection of a local street or driveway with a right-of-way under County (SW 4th Ave) may be subject to the sight visibility requirements of those jurisdictions. Construction fences must also comply with the sight triangle requirements. Revise plans accordingly.
  6. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Show truck turning movements in and out the alley as applicable.
  7. Discuss proposed back out from driveways into SW 14th Street and how it meets ULDR Section 47-20.15 requirements. Coordinate with planner and TAM.
  8. Discuss proposed back out from driveway into alley and depict on plans how cars parked within proposed driveway will be able to maneuver in and out the alley to SW 14<sup>th</sup> Street. Discuss width of proposed driveway and adequacy for (2) cars parking as indicated on data table. Coordinate with planner and TAM.
  9. Improve the alleyway south of the proposed development as well in order to provide connection to SW 14<sup>th</sup> Court and avoid a dead end right of way condition, otherwise indicate where the turnaround area is being proposed. Discuss one-way and/or two-way requirements with TAM for compliance with ULDR section 47-20.5.B.2.
  10. Conceptual Water and Sewer plans:
    - a. Proposed water meters must be installed within right of way/ sidewalk, per City standards.
    - b. Please include applicable City water and sewer standard details on plans for reference.
  11. Conceptual Paving, Grading and Drainage Plans and Typical Section:
    - a. Discuss proposed alleyway drainage design and how it takes in consideration future widening of alleyway pavement.
    - b. Provide additional grades within the alley; confirm at least 0.5% slope is provided.
    - c. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
    - d. Verify proposed berm slopes, max. 4:1 slopes are recommended for maintenance purposes.
    - e. Provide min. 8 inch deep swale at right of way per std. detail D4.2R.
    - f. Verify grades on proposed driveway connection to SW 14th street, the swale in the driveway only needs to be 1" to 2" deep in the driveway to avoid steep slopes.
  12. Discuss how sidewalk runoff (between building and Right-of-Way boundaries) and on-site drainage (including roof drains) from the proposed development 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.



13. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (unless proposed drainage design is based on Pre vs. Post analysis). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.

Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). 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 or exceeds the 10-year/1-day storm event drainage capacity criteria). Provide calculations for the proposed on-site and alleyway improvements.

14. Contact the Floodplain Manager, Richard Benton at 954-828-6133 or [rbenton@fortlauderdale.gov](mailto:rbenton@fortlauderdale.gov) regarding proposed Finished Floor elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Depict information on plans accordingly.
15. 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.
16. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure along SW 14<sup>th</sup> Street and SW 4<sup>th</sup> Ave. 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.
  - 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). Public Works Operations does not allow 90 degree bends within the City's Right-of-Way.
  - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, contact Craig Barrett at 954-828-5875 or [crbarrett@fortlauderdale.gov](mailto:crbarrett@fortlauderdale.gov).
  - e. Provide written correspondence between the Public Works (Utilities Distribution and Collection Division) and the Engineer of Record.
17. Show all existing and proposed utilities on engineering and landscaping plans for potential conflict especially existing 8 Inch PVC water main within adjacent SW 14<sup>th</sup> Street (per City Utility Atlas Maps).
18. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. 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.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or [dgrisgen@fortlauderdale.gov](mailto:dgrisgen@fortlauderdale.gov) to discuss proposed scope of closure within City Right-of-Way.

19. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
20. 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 and other specialty paving, concrete and other specialty sidewalk, landscaping, irrigation, lighting, etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
21. Ensure all plans have been coordinated between disciplines and depict the latest site layout.
22. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



Case Number: R18049

**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 (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 planting plan, and include calculations in table.
2. 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.
3. 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.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

4. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
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.
6. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
7. 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.
8. 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.

9. 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.
10. 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.
11. The perimeter pedestrian access easement cannot be blocked or used for a drainage swale.
12. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
13. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
  - 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
  - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
  - g. [provide mitigation calculations]
14. 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. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, and illustrate such requirements on plans. Please note the requirements for back-out parking stated in ULDR Section 47-21.12.A.4.b. related to required peninsular islands separating intermittent spacing.
15. Review landscape plan requirements for data to be included on plans for Zone RM-15, as per ULDR Section 47-21.6. Provide, in tabular format, all required versus provided landscape calculations.

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

16. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not this at time of submittal.
17. 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.

18. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
19. 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: R18049**

**CASE COMMENTS:**

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal.
2. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Garage doors should be impact resistant.
4. Sliding glass doors and sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins or deadbolts. The door should also provide features to prevent the doors from being lifted off track.
5. All glazing should be impact resistant.
6. Units should be pre-wired for an alarm system.
7. Lighting and landscaping should follow C.P.T.E.D. guidelines.

**GENERAL COMMENTS**

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: R18049

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided by the City.
2. Containers must be stored out of public site on non-service collection days.
3. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property. Indicate how truck will maneuver throughout property if vehicles are in guest space 3 and 6.
4. Carts shall be placed on SW 14<sup>th</sup> Street.
5. 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.
  - o 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.
  - o 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: R18049

**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: [www.fortlauderdale.gov/neighbors/civic-associations](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 Medium 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) Please contact Thuy (Twee) Turner, AICP, Broward County Planning and Development Division [tturner@broward.org](mailto:tturner@broward.org) or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
- 5) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
  - a. Sec. 47-18.33.B, Townhouse Site Design Criteria
- 6) Per Section 47-18.33.B.3, Group Limit, provide percentage (%) of group setback calculation. A minimum of twenty-five percent (25%) of the townhouse groups front façade shall be set back an additional five (5) feet from the rest of the front façade.
- 7) 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.
- 8) Back-out parking is not permitted on SW 14<sup>th</sup> Street. See Transportation and Mobility comments and refer to ULDR Section 47-20.15 for clarification.
- 9) Guest parking cannot be provided as stated in the narrative, based on the requirements of ULDR Section 47-20.15, Back-out Parking. Clarify how guest parking will be provided in the revised plans and updated the site plan data table.
- 10) Refer to Transportation and Mobility comments regarding alley improvements and provide details on the site plan and in the narrative.
- 11) Provide more transparency and articulation along the south façade of the building. It currently has a very blank and flat façade.



- 12) 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.
- 13) 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.
- 14) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.

Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Light poles appear within the parking stalls, please clarify on plans. Consider reduced height of poles due to proximity of the project nearby residential area. Be aware that if lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Sec. 47-20.14)

- 15) Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees.
- 16) 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.
- 17) Pursuant to the Unified Land Development Regulations ("ULDR"), Section 47-25.2.P, this site is located in an area that the City has identified as an archaeologically significant zone. The applicant is required to contract with an archaeologist to provide a shovel test survey that includes samples from throughout the project site and states whether the development site holds archaeological significance. The archaeologist must state within the report if further testing on the site is required and/or if monitoring by the archaeologist is required during ground disturbing activity once construction commences. All preliminary reports from the archaeologist must be submitted, prior to final DRC approval, to both the Case Planner and Historic Preservation Planner. If monitoring is required, the applicant must also provide a letter of agreement with the archaeologist stating that they will be present during phases of the project that include ground disturbing activity. For any questions contact Trisha Logan, Historic Preservation Planner, at 954-828-7101 or at [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov).
- 18) It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular, to/from public sidewalks, vehicle parking areas and building entrances;
  - b. Please email Karen Warfel at [kwarfel@fortlauderdale.gov](mailto:kwarfel@fortlauderdale.gov) for more information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.



**GENERAL COMMENTS:**

- 19) If additional temporary construction/sales trailers are 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.
- 20) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner, Tyler Laforme (954-828-5633) 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.
- 21) For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
- 22) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.
- 23) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



R18049

