



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 26, 2020

PROPERTY OWNER: 2006 Development, LLC.

APPLICANT/AGENT: Jodie Siegel, Esquire

PROJECT NAME: Zen on 17th

CASE NUMBER: PLN-SITE-20040013

REQUEST: Site Plan Level II Review: 18-Unit Townhouse
Development

LOCATION: 915 – 921 NE 17th Terrace and 916 – 920 NE 17th
Avenue

ZONING: Residential Multifamily Mid Rise/ Medium High Density
(RMM-25)

LAND USE: Medium High Residential

CASE PLANNER: Nick Kalargyros

Case Number: PLN-SITE-20040013

CASE COMMENTS:

Please provide a response to the following:

1. Occupancy classification for townhomes should be R3 per FBC
2. Designate Fair Housing Provisions FBC Accessibility
3. Specify height and area compliance per Chapter 5 of the FBC
4. Specify building separations correlating to FBC Table 601 and FBC Table 602

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

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th 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
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: PLN-SITE-20040013

DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide permanent Sidewalk Easement as appropriate along east side of NE 17th Avenue and west side along NE 17th Terrace to accommodate portion of pedestrian clear path (coordinate required width with BCHCED and TAM) located beyond public Right-of-Way; show / label delineation in the plans.
- b. Provide Cross Access Agreement to allow vehicular access throughout the property.

CASE COMMENTS:

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

1. Provide a current 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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
2. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
3. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable. Depict existing sidewalk adjacent to the development along NE 17th Avenue and NE 17th Terrace and how proposed sidewalk will transition into to the adjacent pedestrian path.
4. Depict/label proposed stop sign/bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
5. 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). 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. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.



6. Discuss dumpster enclosure/ trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
7. Discuss how drainage will be conveyed within the on-street parking stalls to mitigate flooding in City right-of-way per cross section B-B on sheet C-2.
8. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
9. 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 loaded 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 to discuss proposed scope of closure within City Right-of-Way.

10. 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.
11. 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 all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter 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.
12. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
13. Since existing City streets in vicinity of proposed development predominantly have roadside swales, only provide curb & gutter (i.e. 'Type F') within Right-of-Way areas adjacent to proposed on-street parallel parking stalls (i.e. along front of sidewalk edges and along parking stall end tapers as appropriate). Coordinate on-street parking with TAM.
14. Please email CRBARRETT@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer,



force main, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).

15. Conceptual Paving, Grading, and Drainage:

- a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate and depict how the new stormwater system will connect to the existing on-site drainage system), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - b. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. 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 criteria). Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department. (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions).
 - c. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,), Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
 - d. Additional coordination may be required for projects located within Victoria Park, Edgewood, Progresso Village, River Oaks, Durrs, Historical Dorsey-Riverbend and South East Isles neighborhoods which are part of a City Drainage Master Plan. Please contact Rares Petrica (Public Works) at 954-828-6720 or rpetrica@fortlauderdale.gov.
16. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. 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.
17. 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.
18. Exfiltration Trenches:
- a. Provide exfiltration trench for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
 - b. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.



- c. Provide at least a clean out structure at each end of exfiltration trench located within the property.
19. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). 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. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
20. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and 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.
21. 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.
22. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
23. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20040013

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 (hydro zone) 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 hydro zones on planting plan, and include calculations in table.
2. 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.

- a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.
- b. Provide Structural Soil Detail and composition.

There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments.

As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.

3. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Please provide the Street trees 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. Street trees will require a minimum six feet canopy clearance when within the pedestrian realm and please provide trees with a canopy (60%) to trunk (40%) minimum ratio. Street trees may be proposed encroaching within the sight triangle area; these trees will require eight feet canopy clearance for traffic visibility requirements.
 - a. While code indicates that a minimum of 50% of the street trees are to be shade trees. The city prefers a continuous shade tree canopy in the public realm with palm trees strategically located for aesthetic purposes.



- b. It appears that the off-street parking is in conflict with the neighboring property's driveways. Please investigate reducing the off-street parking and increasing the bulb-out landscape areas and providing trees at each end of the parking stall.
 - c. Please illustrate measured distance between the street trees.
4. 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.
 - a. Please illustrate this clearance on the Landscape plan.
5. Small maturing trees must be located a minimum of seven and one-half feet away from structures.
6. Shade trees such as Green Buttonwood must be located a minimum of fifteen feet away from structures.
 - a. Proposed trees appear to be within 15 feet of the structure. Please illustrate their horizontal clearance from the structure.
 - b. Please illustrate power lines on Landscape plan also if they are being removed and or placed underground please note on plan.
 - c. Southern Magnolia trees require 30 feet from overhead power lines.
 - d. While the Landscape code calls out for a minimum 7.5 feet horizontal clearance between flowering trees and a structure. The Magnolia is a large tree and may not be a suitable tree species in this location. Also the Southern Magnolia may not be suitable due to the soil type of this area. Magnolia "little gem" with amended soil have had some success.
7. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
8. 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.
 - a. Please shift the proposed underground utilities now showing in the right of way, this area is required for the site's streetscape.
9. Illustrate and label the horizontal clearance from tree trunk to edge of utility 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. Provide a cross section detail to illustrate this clearance.
10. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.
 - a. Provide neighboring tree location and there canopy overhang on Landscape plan.
11. Provide, in tabular format, all required versus provided landscape calculations.
12. The zoning district in which this site is in RMM-25 has a minimum landscape requirement of 35 percent. Please see clip taken from Neighborhood Design Criteria Revisions for the area to provide the 35 percent Landscape area calculation.



13. Please see Section 47-21.12. Landscape requirements for vehicle use areas.
 - a. VUA landscape area - tree percentage requirements – tree islands at the end of a parking row of two or more parking stalls – interior VUA landscape area requirement – tree island landscape width.
14. Please see Section 47-21.9. Landscape installation.
 - a. Tree locations – pervious area requirements; for the large maturing shade trees that require 225 square feet pervious area with 15 feet being the smallest width. This area may be reduced to the minimum 8 feet width landscape area if structural soil or other type of product approved for root area growth under paved areas is installed to make up the difference.
15. Please provide sod calculation in square feet and in percentage form.
 - a. Not to exceed 50 percent of the landscape area in turf grass.
16. Please verify the 5 feet clear unobstructed area for pedestrian access.
17. Please provide an existing tree disposition plan. 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)
18. As per Section 47-21.15.A.3. Effort shall be made to design around existing, large, desirable trees. If, as determined by the department, there are large desirable existing tree(s) and the proposed placement of the site plan elements will not save such tree(s) and sufficient root system to support the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan, then a tree removal permit may be denied by the department. In addition, if a permit is sought to remove an existing, large, desirable tree because its root system is causing damage to the associated sidewalks, paved areas, or septic systems, or if falling tree debris is staining nearby surface area, then the tree removal permit may be denied by the department if alternatives such as sidewalk bridging, canopy reduction, or trimming have not been considered or attempted, and such action would address the problem while preserving the tree. An alternative or redesigned site plan shall then be submitted.
 - a. There are large, desirable trees on this proposed development site. Please investigate redesign of the site and or relocation of trees on site rather than total removal.
19. 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. This information is required to calculate equivalent value mitigation.

20. 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 tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees.
 - a. Obtain services of the ISA Arborist to provide prescriptive details as to tree relocation.
 - b. Preparation work for tree relocation requires no permit yet should begin as soon as possible.
21. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
22. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.
23. Section 47-21.6.A.1. Landscape plans submitted for approval must be prepared by a registered landscape architect, dated, signed and stamped with his or her seal.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

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 not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. 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.



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CASE COMMENTS:

Please respond 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 viewport for security.
3. Garage doors should be impact resistant.
4. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
5. All glazing should be impact resistant.
6. The site should be equipped with a vehicular access control system.
7. Easily identifiable emergency communication devices should be available at the pool areas, common areas, and the parking garage.
8. There should be childproof safety features to prevent unsupervised children access to the pool.
9. Lighting and landscaping should follow the City of Ft. Lauderdale 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 before D.R.C. sign off.



Case Number: PLN-SITE-20040013

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided by the City of Fort Lauderdale.
2. Containers shall be placed at curb in front of townhome on collection day.
3. Containers shall be stored in the garages on non-collection days.
4. Draw container storage on the site plan.

GENERAL COMMENTS

The following comments are for informational purposes.
Please consider the following prior to submittal for Final DRC:

1. None



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CASE COMMENTS:

1. Please 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 the driveway. Gate house or gated entryways require additional stacking and vehicular reservoir space.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
3. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements
4. Identify the location of bicycle parking on the site plan, note the number of spaces to be provided, and show a detail of the bicycle rack.
5. The approval by the City of Fort Lauderdale Transportation and Mobility department is required for placing parking spaces within the city right-of-way.
6. Please add the following note to site plan if on-street parking is proposed " None of the on-street spaces are reserved for the development and may be used by any member of the public. The developer must be aware that they cannot count on-street spaces towards their parking requirement; the spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking".
7. The city reserves the right to meter on street parking stalls in the public right of way at any time.
8. Proposed on street parking stalls must not conflict with driveways from adjacent properties.
9. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
10. The minimum width for an internal drive or circulation aisle with no parking is 20 feet for two-way traffic and 10 feet for one-way traffic. Additional width, up to 25 feet for two-way traffic and 15 feet for one-way traffic, may be required where traffic volumes are heavy or where obstructions or circuitous alignment necessitates a wider drive for clearance of turning vehicles.
11. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
12. Sidewalk should be extended through driveway opening locations.
13. A sidewalk easement is required if the public sidewalk enters onto private property.
14. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear pathway.



15. 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.
16. When more than one building or facility is located on a site, at least one accessible route of travel must be provided between accessible elements, facilities, and buildings. Please show the accessible route on the site plan
17. Accessible routes within the boundary of the site must be provided from public transportation stops, accessible parking and passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve.
18. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards 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. Bicycle parking needs to be located on the site so that it is accessible to the public.
19. Additional comments may be provided upon further review.
20. Signature required.

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.



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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 at: <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-High Density Residential 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. Indicate the project's compliance with ULDR Section, 47-25.2. *Adequacy Requirements* by providing a point-by-point narrative response, on letterhead, with date and author indicated.
4. Please provide adequate guest parking for the proposed development pursuant to Table 1 Parking and Loading Zone Requirements in ULDR Section 47-20.2. Townhouse developments with five or more units require two parking spaces per dwelling unit and 0.25 parking spaces per dwelling unit designated for guest parking. For developments with 18 residential townhouse units, five parking spaces dedicated for guest parking are required. Currently, the proposed development depicts four parking spaces designated for guest parking.
5. Provide the following changes on site plan:
 - a. Per ULDR Section 47-18.33.B.5, *Yard Requirements*, a minimum five foot easement is required around each building group except when directly abutting a right-of-way. Proposed easements surrounding each block group should be titled "Proposed 5'0" Access Easement";
 - b. Per ULDR Section 47-18.33.B.5.d, *Rear yard*, The rear yard shall be a minimum of twenty (20) feet from the rear property line. The rear yard is currently fifteen (15) feet from the rear property line and requires the buildings be set back an additional five feet;
 - c. Dimension vehicular stacking entering the private driveway for the proposed development onto NE 17th Terrace and exiting the private driveway at NE 17th Avenue;
 - d. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead line should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
6. Provide the following changes on elevations:
 - a. Provide a street section elevation of the property along NE 17th Avenue and NE 17th Terrace depicting the building frontage of the townhouse groups along with the proposed gate; and,
 - b. Provide building massing and add façade articulation to the buildings facing NE 17th Terrace and NE 17th Avenue. Please see attached examples of façade articulation, mitigation of massing elements to address building scale, provisions for light and air, walkable neighborhood street grid with shaded sidewalks and pedestrian entry features; and
 - c. Provide an illustrative elevation graphic that depicts compliance with Section 47-18.33.B.5 through 7 regarding design criteria by identifying and labeling the specific code requirements on the graphic.
 - d. Clearly depict the entrance requirements per ULDR Section 47-18.33.B.7, Entrance requirements. Each dwelling unit facing a public right-of-way other than an alley must have, its own principal entrance, visible from and facing the right-of-way, and shall include the following:
 - i. A roofed landing;



- ii. An architectural design and material similar to and integral with the principal structure;
 - iii. The roofed landing may encroach into the front yard an additional three (3) feet; and
 - iv. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance shall be required.
7. Provide details of the fence to indicate compliance with Section 47-18.33.B5.9, *Fence Requirements*, and consider the visual impact of the fence bordering the development. Fencing should be placed and designed in a way that relates to the public realm/street and project. Consider providing transparency or a finish that articulates the building behind and provides safety through visibility along the street.
8. Property lot lines shall be depicted on the Site Plan for each Townhouse unit. These should be reflected on the Site Plan prior to Final DRC sign off, and shall be recorded prior to Building Permit application is submitted. Please keep in mind these aspects will be coordinated with the Zoning Reviewer and the City Attorney's Office during building permit as they are related to yard requirements.
9. 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 and guest parking. 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.
10. 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.
11. 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/permit-fees/park-impact-fee-calculator>.
12. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - b. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered; and,
 - c. Please email Benjamin Restrepo at brestrepo@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.
13. All rooftop mechanical equipment shall be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.
 - a. Provide roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable. Discuss the use of the roof as an accessible amenity. Height is measured to the slab for flat roofs and use of the roof by residents or customers is limited based on this maximum



height. Please describe in detail the proposed use of the roof and if access is intended now or in the future.

14. The roof top of the building should be treated as part of the overall design. Consider incorporating a green roof as a visual amenity that provides a combination of useable landscaped space and a sustainable roof treatment. Further, consider activating the roof top in the proposed development and provide a roof plan.
15. The City's Vision is to support sustainable infrastructure, 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.

GENERAL COMMENTS:

The following comments are for informational purposes.

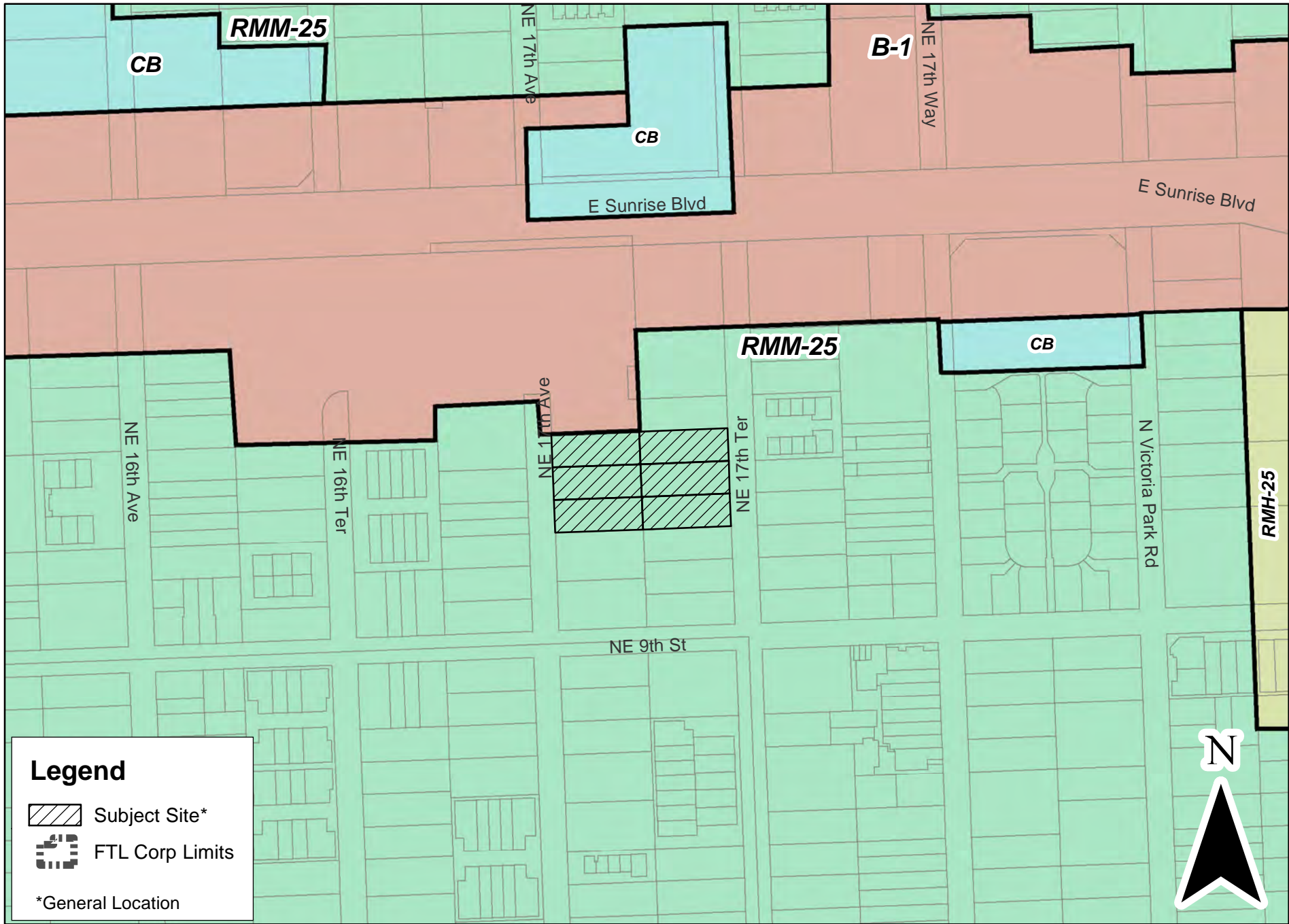
Please consider the following prior to submittal for Final Development Review Committee (DRC):

16. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days (October 22, 2020), unless an extension of time is mutually agreed upon between the City and the applicant.
17. Provide a written response to all Development Review Committee comments within 120 days.
18. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the project planner (Nicholas Kalargyros via email at NicholasK@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
19. All agreements must be reviewed and approved by the City Attorney's Office prior to Final Development Review Committee sign-off.
20. All construction activity must comply with Code of Ordinance, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final Development Review Committee plans.
21. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
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.



Examples of Façade Articulation, Mitigation of Massing Elements to address Building Scale, provisions for Light and Air, Walkable Neighborhood Street Grid with Shaded Sidewalks and Pedestrian Entry Features:





PLN-SITE-20040013

