



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** March 9, 2021

**PROPERTY OWNER:** Ecoar, LLC.

**APPLICANT/AGENT:** Carmen Santos, Ecotainer

**PROJECT NAME:** 1757 Container Townhomes

**CASE NUMBER:** UDP-S21019

**REQUEST:** Site Plan Level II Review: Townhouse Development with Six Residential Units

**LOCATION:** 1757 NE 8th Street

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

**LAND USE:** Medium-High Residential

**CASE PLANNER:** Nick Kalargyros

Case Number: UDP-S21019

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify current 2020 Florida Building Code-Seventh Edition on plan for the proposed project [FBC 2020-101.2]
2. A townhouse must A single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides. Show on the site plan the property lines for each single-family dwelling unit [FBC 2020 Residential-R202]
3. Specify fire-resistance rating requirements based on section R302.2 of the FBC Residential volume.
4. Provide building construction type designation per section per section 107.3.5.A.3 of the FBC 2020 Residential volume.

**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 December 31<sup>st</sup>, 2021 the 7<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: UDP-S21019

**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. Obtain a letter of water and wastewater capacity availability from the City's Public Works Engineering Department by submit a Water and Wastewater Capacity Availability Request Form at the City's website.
2. Provide a current signed and sealed boundary and topographic survey.
  - a. 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.
  - b. 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.).
  - c. Elevation shall be provided every 25-ft along the property, right-of-way, edge of pavement and center line.
3. Vehicular parking space may not encroach onto the projected 25x25 visibility triangle measured from property lines corner.
4. Guest parking located within private property shall not drain onto City's right-of-way.
5. Drainage mitigation is required for the proposed impervious area within the City of Fort Lauderdale Right-of-Way landscaping swale. Engineer of Record (EOR) shall evaluate the adjacent City roadway system drainage capacity and demonstrate how will the proposed improvements not negatively impact the City's existing swale 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).
6. Provide stormwater runoff calculations signed and sealed by a Florida registered professional engineer demonstrating site compliance with applicable criteria.
7. Provide and label typical roadway cross-sections for the proposed development at driveway access points, at on-street parallel parking lanes, and at landscape swale areas.
8. A minimum five (5) foot wide sidewalk along each public right-of-way abutting the property along the full length of the property line is required.



9. Show flow direction on the N. Victoria Park Road existing gravity sanitary sewer main and verify proposed flow on 6" lateral connection.
10. Sanitary sewer main on N. Victoria Park Road is lined, new lateral connection shall be constructed by installing a Lined Main Tap Saddle Installation System engineered to connect a lateral service to the liner inside the rehabilitated mainline.
  - a. Plans shall specify contractor to perform post CCTV inspection for new wastewater service connection and submit copy of CCTV file to City's Department of Sustainable Development Public Work Engineering staff for review and approval.
11. Sanitary sewer lateral shall specify pipe size, invert, material, and slope.
12. Proposed water service meters are to be locate on City's right-of-way as per detail.
13. Water connections shall specify tapping sleeves, tapping valves and gate valves along with respective sizes.
14. Show proposed road cuts for utilities within City Right-of-Way and proposed restoration to a full lane width for 50' minimum length (by contractor).
15. 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, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

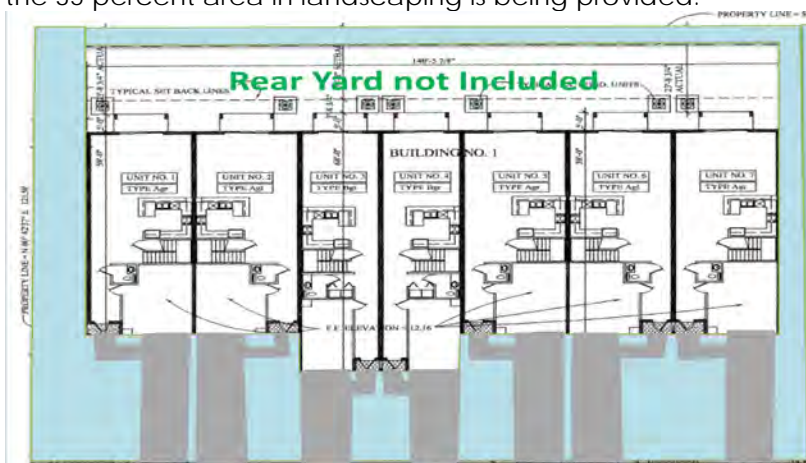
Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Case Number: UDP-S21019

**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. Townhouse developments are to provide the percentage of the gross area in landscaping as to the zoning district they are in. The zoning district of RMM-25 is 35 percent landscape requirement. Within the Neighborhood Design Criteria an example is provided as to the area that is to be included for the landscape requirement. See below. Included within the area calculation requirement is the entire side yards (development within the side yards is deducted from the landscape area), 5 feet wide common easement pathway as shown at the rear yard, and other undeveloped area adjacent to the driveways. Please provide an overlay sheet demonstrating the 35 percent area in landscaping is being provided.



3. Code talks about onsite vehicle use area require a 10 landscape buffer between the edge of pavement to the property line. Proposed design of the onsite parking along North Victoria Park Road is in conflict with this requirement.
4. Sidewalk to be proposed along NE 8<sup>th</sup> ST, please show location of the sidewalk and demonstrate how the existing trees' root system will not be subject to a tree abuse situation.
5. Sidewalk and street trees along North Victoria Park Road; If onstreet parking is obtainable and the sidewalk is shifted to on site, street trees are required to be proposed, if no onstreet parking is obtainable street trees are to be proposed.
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. 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.
8. 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.
  - a. Please verify and show on Landscape plan any existing underground utilities that might influence landscape requirements.
9. 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.
  - c. 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.
10. Please visit Section 47-21.12. vehicle use area Landscape requirements.
  - a. please provide all calculations for VUA including yet not limited to tree requirements.
  - b. please demonstrate required as to provide for VUA site requirements.
11. Trees labeled on plan not identified on plant list, please clarify.
12. For the tree disposition sheet, please have an ISA Arborist provide evaluation and including the condition ratings that will be required for mitigation purposes. Trees viewed from Street View appear to be larger than trunk measurement shown on disposition sheet. Existing trees and palm trees in poor condition or in declining health will not count toward site code requirements.



13. Landscape areas to be protected from vehicle encroachment such as with a 6inch poured curbing.
14. Areas where vehicles may face neighboring properties, please propose tall shrub plantings to mitigate headlight glare from penetrating onto the neighboring properties.
15. 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. Please identify light poles on plans if applicable.
16. 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 show all existing and proposed underground and over head utilities on Landscape plan.

#### **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. 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 ensure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. Prep work for relocation requires no permit and should start as soon as possible.
3. 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.
4. 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.





Case Number: UDP-S21019

**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. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Show containers storage location on site plan.
7. Show where containers will be staged for collection.
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.
  - 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: UDP-S21019

**CASE COMMENTS:**

1. 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.
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. 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.
4. Illustrate clear sight triangle for the intersections and driveways.
5. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
6. Provide a minimum of 5 feet wide on **NE 8<sup>th</sup> St**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Back of sidewalk shall be placed against the property line. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
7. Provide a minimum of 5 feet wide on **N Victoria Park Rd**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Back of sidewalk shall be placed against the property line. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
8. Remove the parallel parking spaces adjacent to N Victoria Park Rd, these parking space within the intersection influence area and must not conflict with **Table 212.11.2 Parking Restrictions for Driveways and Intersections of the FDOT FDM**. <https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2021/2021fdm212intersections.pdf?>
9. 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.
10. 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. Look to 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.
11. Additional comments may be provided upon further review.
12. Sign off is 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.



Case Number: UDP-S21019

**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. Indicate whether the development shall include fee simple lots. If the proposed development does not consist of fee simple lots, a Site Plan Level III with Planning and Zoning Board approval will be required due to the conditional nature of the use as a cluster development.
5. 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 six residential townhouse units, two parking spaces dedicated for guest parking are required. Currently, the proposed development has two spaces designated as guest parking; however, those spaces will need to be relocated because of the pedestrian vehicle conflict that would occur since a sidewalk is also required at the current location. Consider breaking up the townhouse development into two groups and relocate the guest parking spaces between the two groups of townhouses.
6. 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. Remove reference to private street;
  - c. Clearly indicate proposed lot lines;
  - d. Provide a minimum five (5) foot wide sidewalk along each public right-of-way abutting the property along the full length of the property line and a minimum three (3) foot wide sidewalk shall connect the front entrances with the sidewalk along the right-of-ways, NE 8<sup>th</sup> Street and N. Victoria Park Road, per ULDR Section 47-18.33.B.13, *Sidewalk requirements*;
  - e. Indicate the average lot square footage within the site plan data table;
  - f. Indicate the garbage and recycling collection area for each unit;
  - g. 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.
7. Provide the following changes to the floor plans:
  - a. Replace the labels that indicate den/office and change those labels to bedroom; and,



- b. On Sheet A-103 provide a label for the area in blue.
8. Provide the following changes on elevations:
    - a. Provide a street section elevation of the property along NE 8<sup>th</sup> Street depicting the building frontage of the townhouse group;
    - b. Consider adding changes in massing of the façade along NE 8<sup>th</sup> Street by changes in materials or recessing every other unit a few feet. Additionally, provide for pedestrian interaction along NE 8<sup>th</sup> Street utilizing some of the neighborhood design principals in the attached examples paying special attention to pedestrian entry features that help to interact with the street and create walkable neighborhoods;
    - 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. Label the proposed building materials and provide product images and information; and,
    - e. Clearly depict the entrance requirements per ULDR Section 47-18.33.B.7.. 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.
  9. 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 a pedestrian focused design with transparency or a finish that articulates the building behind and provides safety through visibility along the street.
  10. Property lot lines shall be depicted on the site plan for each townhouse unit pursuant to ULDR Section 47-18.33.B.15. 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.
  11. 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 pursuant to ULDR Section 47-18.33.B.4.a. 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.
  12. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that there is low potential for the occurrence of significant archaeological resources within the subject



- property and that the proposed development will not have adverse effect on any known archaeological resources. The proposed development may move forward without further archaeological testing or monitoring with the following considerations:
- a. If archaeological features are encountered during development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert Trisha Logan, Historic Preservation Planner, at 954-828-7101 or [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) to coordinate the discovery and take measure to evaluate the discovery.
  - b. If unmarked human remains are encountered during development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert the Trisha Logan, Historic Preservation Planner, at 954-828-7101 or [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.
13. 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.
14. 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>.
15. 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; and,
  - b. Please email Benjamin Restrepo at [brestrepo@fortlauderdale.gov](mailto: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.
16. Per ULDR Section 47-25.3.A.3.b.iii. 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.
17. The roof top of the building should be treated as part of the overall design. Consider incorporating a green roof as a visual amenity 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.
18. 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):

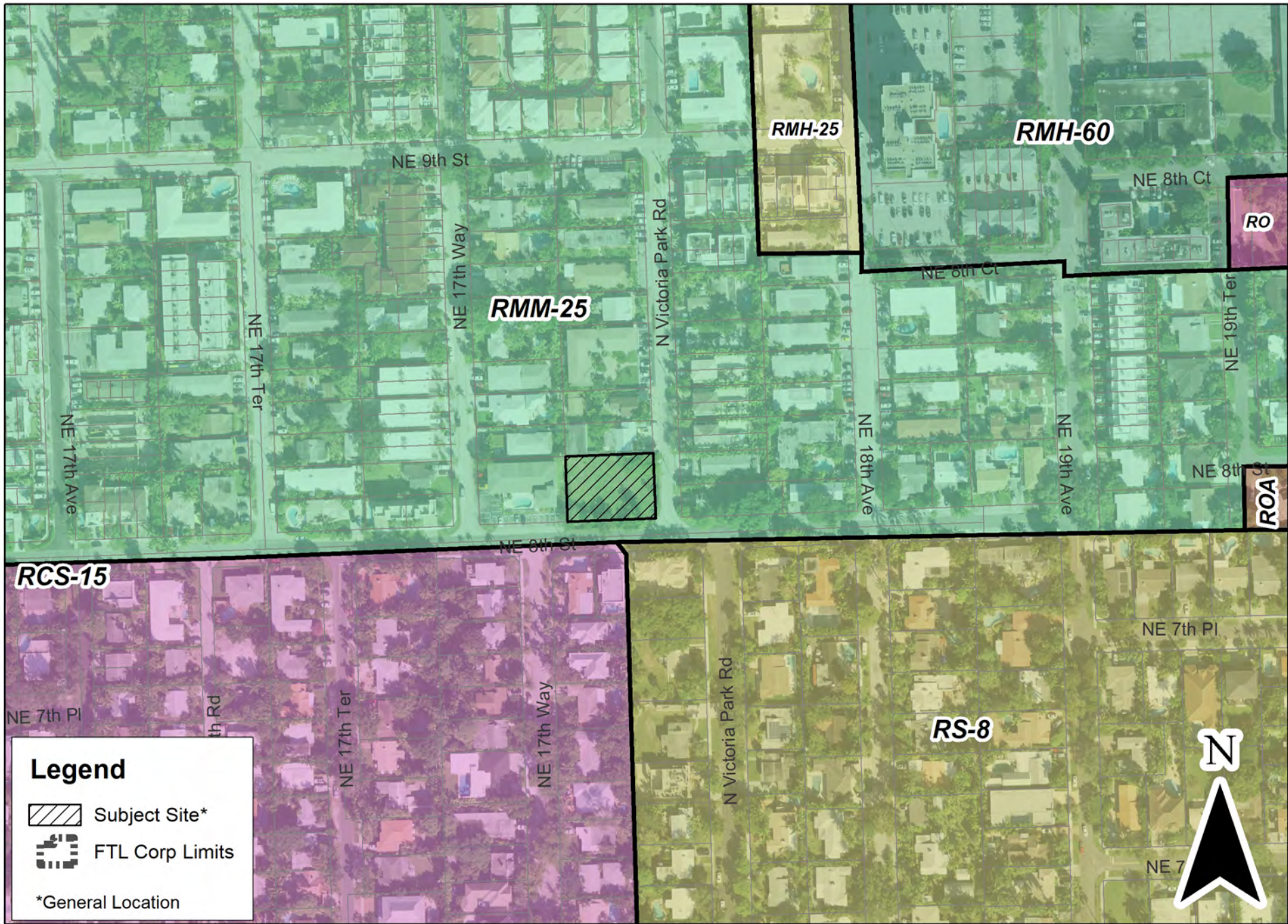
19. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days (July 31, 2021), unless an extension of time is mutually agreed upon between the City and the applicant.
20. Provide a written response to all Development Review Committee comments within 120 days.
21. 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](mailto:NicholasK@fortlauderdale.gov)) to review project revisions and/or to obtain a signature routing stamp.
22. All agreements must be reviewed and approved by the City Attorney's Office prior to Final Development Review Committee sign-off.
23. 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.
24. For additional information regarding incorporation of wireless capabilities into the project in initial planning stages, please contact the applicable utility provider.
25. 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.
26. Additional comments may be forthcoming at the Development Review Committee meeting.

***Examples of Developments that Utilize Neighborhood Design Principals to Create Walkable Neighborhood Streets:***









# UDP-S21019

