



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 25, 2021

PROPERTY OWNER: John T. Loos

APPLICANT/AGENT: John Barranco, Barranco Gonzales Architecture

PROJECT NAME: Riverland Townhouses

CASE NUMBER: UDP-S21012

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

LOCATION: 2037 SW 29th Avenue

ZONING: Irregular Residential District (RD-12.22)

LAND USE: Irregular 12.22

CASE PLANNER: Nicholas Kalargyros



Case Number: UDP-S21012

CASE COMMENTS:

Please provide a response to the following:

1. Specify Florida Building Code edition on plan for the proposed work per FBC 2017-101.2.
2. Provide building construction type designation per Chapter 6 of the FBC 2020
3. Specify fire resistance rating requirements based on section R302.2 of the FBC 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

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2021 the 7th 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: UDP-S21012

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). Ensure the driveway flare does not conflict with the adjacent property to the north.
4. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
5. Verify that the proposed drainage structure in City ROW along SW 29th Avenue does not a create a negative impact to the drainage flow in City ROW and to the adjacent property to the north.
6. 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 (10' measured from intersection point of pavement edges). 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](#).
7. 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.
8. For surface or ground-level parking lot layout:
 - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls. Reconfigure parking stalls shown at end of drive aisle, to eliminate 180 degree back-out maneuver.
 - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.



9. 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.
10. 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 dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

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. 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. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>.
13. Conceptual Paving, Grading, and Drainage:
 - a. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets.
 - 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.

14. 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, as well as how the 25-year, 3-day and the 100-year, 3-day storm events are maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). 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.
15. 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.
16. 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 to/from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
17. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system (north of the proposed site). A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
18. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
19. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S21012

CASE COMMENTS:

Please provide a response to the following:

Comments are in reference to code section 47-39.A.13. Functional Landscape and Xeriscaping.

1. For the street trees please propose large maturing shade trees due to there not being overhead utility conflict.
2. While there is a minimum 5 feet landscape buffer required between the curb of the vehicle use area and property line. Vehicle overhang may not be encroaching into this landscape buffer or other landscape areas at the head of the parking stalls. All landscape areas are to be protected by wheel stops minimum 2.5 feet away.
3. Within the VUA buffer to the north please propose 1 tree per thirty linear feet. The first tree will be set back 10 feet from the intersection of the ingress/egress and the street. Within the areas of the minimum 5 feet width, please propose small to medium maturing trees.
4. Please verify the minimum 10 percent interior landscape area of the total VUA is being provided. Also, 1 tree plus 3 shrubs are required for every 200 square feet of interior landscape area.
5. Only 10 parking stalls may be in a row without a tree island. Please propose a tree island within the row of parking stalls as not to have over ten in a row while maintaining the end tree island.
6. For the parking stalls and drive isle that faces the adjoining neighboring properties, please propose the full yet taller (4-5') plant materials to block vehicle headlights from spilling over to the adjacent properties.
7. For existing tree number 12 Live Oak, on the north side of the tree is proposed sheet piling retaining wall. This wall will cut through the root system of the tree, the vehicle use area is proposed adjacent to the tree over the root system. Both of these proposals will put the tree into a state of violation of tree abuse. Please investigate relocation of the existing tree number 12 to save on site and not be put in situation of violation of tree abuse.
8. It appears that there is to be a change to the original grade be it adding to or lowering of. This change of grade in area of the existing trees would be a violation of tree abuse. Please explain the total impact to the existing trees and demonstrate how the project will be built without damaging the tree's root system by the change of grade.
9. In place of the single Sabal palm in the tree island, please propose canopy tree or grouping of palms.
10. As to the tree removal permit LND-TREE-20040025 and its mitigation requirements, please provide how the mitigation will be provided along with an update to the tree disposition on Landscape plans.
11. Additional comments may be forthcoming prior to DRC sign off.



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.



Case Number: UDP-S21012

CASE COMMENTS:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. A CCTV system should be employed throughout the property with focus on entry/exit points, parking, and common areas. It should be capable of retrieving an identifiable image of a person.
7. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
8. All lighting and landscaping should follow CPTED guidelines.
9. Parking entry should have access control.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S21012

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. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Containers: must comply with 47-19.4
8. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. 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. 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-S21012

CASE COMMENTS:

1. 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.
2. Illustrate clear sight triangle for the intersections and driveways.
3. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
4. Handicap user cannot cross behind 90 degree backout parking. Relocate Stall closer to building.



Case Number: UDP-S21012

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: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-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 Irregular 12.22 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) Pursuant to ULDR Section 47-18.33.A, a townhouse development shall include three (3) or more attached single family dwelling units where each individual single family unit and land thereunder is owned in fee simple. A townhouse development shall include one (1) or more townhouse buildings.
- 4) Pursuant to ULDR Section 47-18.33.B.3, Group Limit for Townhouse Developments; A minimum of twenty-five (25) percent of the townhouse group's front facade shall be set back an additional five (5) feet from the rest of the front facade.
- 5) Pursuant to ULDR Section 47-18.33.B.7.b, all units facing the public right-of-way must have roofed landings that are architecturally designed with material similar to and integral with the principal structure. The east elevation (the side that faces the right-of-way) should emphasize and blend in seamlessly with the residential nature of the surrounding neighborhood. This elevation should not appear as the side of a residential home or as storage as currently proposed but rather the front of the home that exemplifies a homes exterior features. Clarify the material used for the roofed landings on the entrances.
- 6) Pursuant to ULDR Section 47-18.33.B.10, Fence and Wall Requirements for Townhouse Developments; A wall or fence with dimensions must be installed between the development site and any neighboring residential property. Provide material of fences alongside the percentage of opaqueness. Seventy-five percent (75%) of all fencing or walls along the front yard of a townhouse development abutting a public right-of-way must be of non-opaque materials such as vertical bars or picket fence and shall be subject to all other requirements of Section 47-19.5, Fences, Walls and Hedges.
- 7) Provide the following changes on site plan:
 - a. Consider reorienting the buildings along the right-of-way to better conform to the existing neighborhood and incorporate walkup units with usable outdoor space.
 - b. Pursuant to ULDR Section 47-18.33.B.13, Sidewalk Requirements for Townhouse Developments; Add minimum five (5) foot wide sidewalk along SW 29th Avenue abutting the property along the full length of the property line. Furthermore, add minimum three (3) foot wide sidewalk to connect the front entrances of each unit with the sidewalk along the Right-of-way.
 - c. Pursuant to ULDR Section 47-20.2, Parking and Loading Requirements; Correct the number of parking spaces and site plan data. Townhouse developments with 5 units or more must have .25 guest parking spaces per unit and not 1 guest parking space per 5 units.
 - d. Relocate the dumpster from the front yard to the interior of the lot; potentially next to the bicycle rack.
 - e. Any private access and utility easements shall be shown for appropriate cross-access and utilities to ensure full access and maintenance of utilities in the future. The 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. *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.
- f. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - g. 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.
 - h. Clearly define, dimension, and increase line weights of the property line, required setbacks, easements, sidewalks, fences, and other pertinent elements on the site.
- 8) Provide the following changes on elevations:
- a. Pursuant to ULDR Section 47-18.33.B.3, Group Limit for Townhouse Developments; provide specific percentage of setback that the front façade is recessed from the rest of each townhouse group.
 - b. Pursuant to ULDR Section 47-18.33.B.5.e., Yard Requirements for Townhomes; Show heights of all points including roofline, mechanical equipment, parapets, and denote with a forty-five (45) degree angle the required side yard setback for townhomes above 22 feet in height. For each one (1) foot above 22 feet in height the structure shall be set back an additional one (1) foot from the side yard. Note, parapet walls may extend not more than five (5) feet above the allowable height of a building in the RD 12.22 zoning district.
 - c. Consider redesigning the façade of the east elevation of "Building A" to resemble the front of a home, since the Grounds Keeper Storage will need to be relocated to the side or rear yard of the townhome group and the east façade of "Building A" is seen from the right of way and should be viewed as the entrance of the development.
 - d. Ensure variations in façade are clearly shown on all applicable elevation sheets.
 - e. Add in the carports to the elevations page.
 - f. Show setback dimensions from the property lines on the elevation pages.
- 9) Pursuant to ULDR Section 47-18.33.B.4, Access to Townhouse Developments, 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.
- 10) Pursuant to ULDR Section 47-18.33.B.15, Maintenance Agreement for Townhouse Development; a townhouse development shall have a recorded maintenance agreement for the common areas and guest parking.
- 11) Fee simple lot lines shall be depicted on the Site Plan for each townhouse unit. These 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. Discuss if proposed building overhangs are intended to encroach beyond Fee Simple lot boundaries, and within adjacent common areas.
- 12) All agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off.
- 13) 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. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.

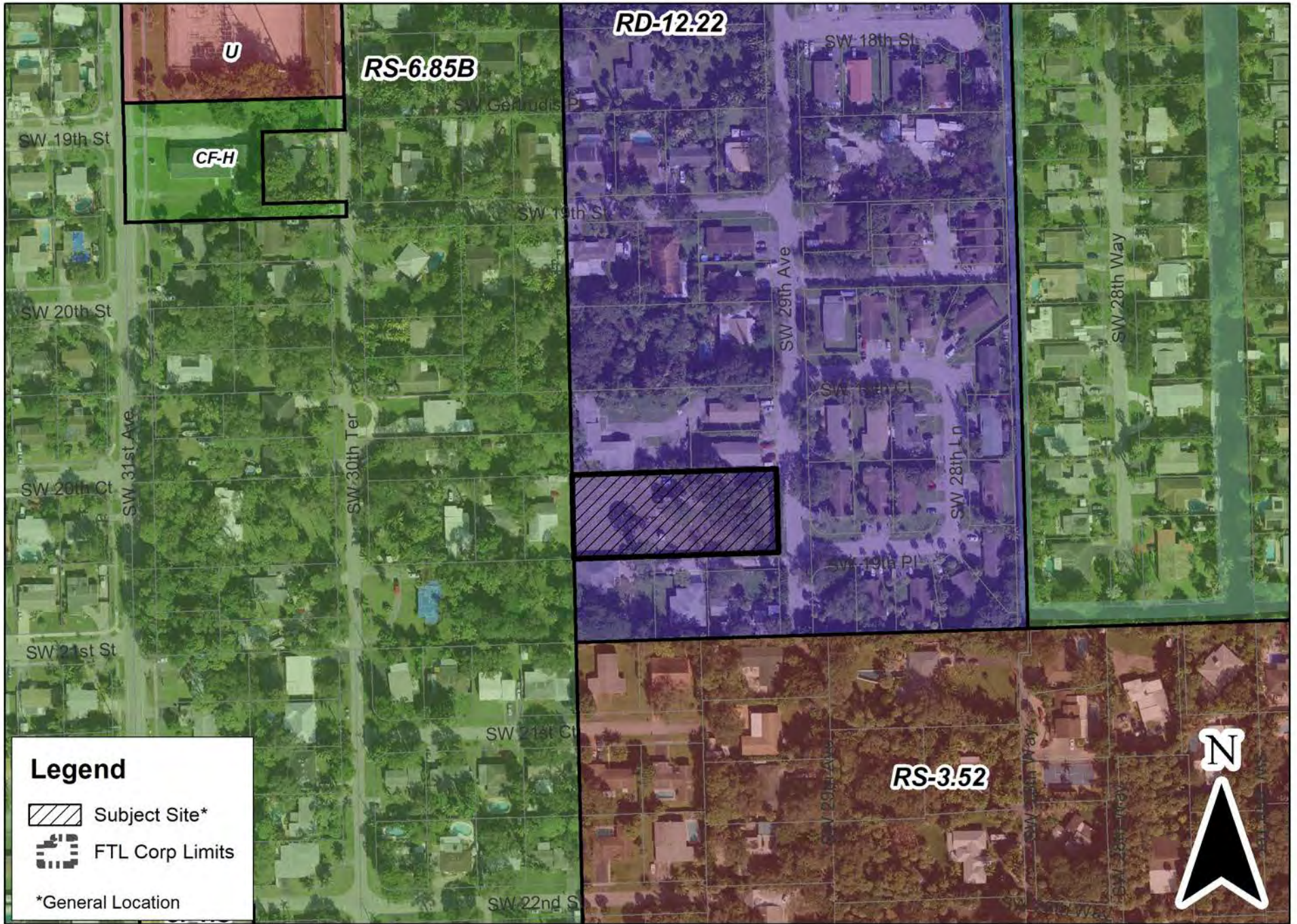


- 14) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
- 15) Provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
- 16) Staff reserves the right to provide additional comments based on applicant's revised plans and responses.

GENERAL COMMENTS

The following comments are for informational purposes.

- 17) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (NicholasK@fortlauderdale.gov) 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.
- 18) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 19) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 20) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
- 21) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



UDP-S21012

