



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 13, 2022

**PROPERTY OWNER /
APPLICANT:** MPG 812-824, LLC.

AGENT: Alon Peles, MPG

PROJECT NAME: MPGFL's Progresso Townhomes

CASE NUMBER: UDP-S22037

REQUEST: Site Plan Level II Review: 15-Unit Townhouse
Development

LOCATION: 816-824 NW 4th Avenue

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

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Adam Schnell



Case Number: UDP-S22037

CASE COMMENTS:

Please provide a response to the following:

1. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
2. Specify fire-resistance separation requirements between townhouses based on section R302 of FBC 2020 Residential Volume.
3. Per Chapter 2 of the 2020 FBC townhouses are single-family dwelling units with property lines separating such units and each unit will required to have its own folio number.
4. During the permitting process each townhouse will require a separate building permit for construction.

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. FBC 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://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 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:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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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 NW 4th Ave to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.

CASE COMMENTS:

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

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department.
2. 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.).

Property lines, NVAL, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). **Sufficient information must be provided on survey to staff to determine proposed development improvements are being coordinated with adjacent right of way and properties.**

3. Demonstrate how will sight distance adequacy be maintain at point of egress and proposed sidewalk with the proposed 4' high vinyl fence and monument sign.
4. Construction withing right-of-way shall follow engineering standards and address the following.
 - a. Provide curb and gutter and valley gutter as applicable to maintain proposed drainage flow line along edge of pavement.
 - b. A designated trash area withing right-of-way is not acceptable. Cans may be placed on swale on the date of pick-up or as necessary to comply with City ordinance.
 - c. Curb and gutter shall terminate at existing edge of pavement with a 3ft curb transition at both northern and southern end of property frontage.



- d. Curb shall not be placed between proposed bulb-out and City swale fronting neighboring property.
 - e. Proposed 30 degree landscaping bulb out shall be corrected to 45 degree.
 - f. 6" curb and elevated sidewalk will be required between parking lane and front of public sidewalk.
 - g. Parking lane shall be measured from face of curb to edge of pavement.
5. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, existing/ proposed utility easements and horizontal building clearances on all building elevation / section details, as appropriate.
 6. Provide and label typical roadway cross-sections for the proposed development at NW 4th Ave at driveway access points, at on-street parallel parking lanes, and at landscape/swale areas (i.e. between travel lane and sidewalk) as appropriate.
 7. Provide disposition of existing services (i.e. water services and sewer laterals).
 8. Provide sufficient proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite and how the proposed project improvements will not impact neighboring properties.
 9. coordinate proposed site grading to meet ADA accessibility requirements.
 10. Drainage mitigation is required for the proposed impact within adjacent City of Fort Lauderdale Right-of-Way, additional impervious areas (parking lane and sidewalk). 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).
 11. 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.
 12. 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.
 13. Be advise, staging/storage will not be allowed withing City right-of-way. 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.



14. 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 parking lane, driveway, sidewalk, landscaping, irrigation, curb and gutter, valley gutter that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed inlet and exfiltration trench within adjacent City Right-of-Way will revert to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
15. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
16. Water and sewer:
 - a. The proposed water meter configuration does not follow City of Fort Lauderdale Standard 301. Provide a master meter with easement and sub meter the properties.
 - b. Show the existing water and sewer mains on the landscape plans. Provide 10 feet of horizontal separation from the watermain to the outside diameter of the mature tree sizes. It appears this is already in conflict which will require trees to be removed or the watermain / sewer lateral to be relocated.

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-S22037

CASE COMMENTS:

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment

Comment 1

The base flood elevation is 6' NAVD 88 + 1' freeboard, the required finish floor elevation is 7' NAVD 88

The attached garage is shown to be at 6.50' NAVD 88

Flood Zone 369H/ 2014 flood insurance rate map/ AH/ base flood elevation 6' NAVD 88

Comment 2

Site Plan should provide flood zone information and flood zone delineation. Provide the following details: Delineations of flood hazard areas. Flood Zones The 2014 FIRM (Panel 369H) AH, BFE 6' and the Preliminary flood maps show BFE 6' NAVD 88, flood zone AE, BFE 6' NAVD 88, (panel 369J)



Case Number: UDP-S22037

CASE COMMENTS:

Please provide a response to the following.

1. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
2. 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)
3. 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.
4. Please have the Arborist provide calculations of mitigation and how it will be provided. Please provide mitigation calculation in equivalent value and in equivalent replacement.
5. For specimen size 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.
6. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Please have ISA Arborist evaluate site trees for relocation.
7. 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. Proposed sewer system and water service is in conflict with trees within the landscape area of the bulb-outs. Please propose these underground utilities as not to create conflict with required streetscape.
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 and also demonstrate on plan.
9. On Civil sheet C3 there is a watermain adjacent to the bulb-out landscape areas within the travel lane. There appears to be insufficient horizontal clearance of 10 feet for Oak trees to be proposed within the landscape areas of the bulb-outs. If necessary, the CAESALPINIA GRANADILLA may be switched for the proposed Oak trees.



10. The proposed CAESALPINIA GRANADILLA within the landscape area of the bulb-out appear to have approximately 10 feet separation. Code calls for trees to be planted as to have normal growth characteristics, please remove one of these and center up the other within the bulb-out.
11. It was mentioned by city staff of the trash cans may not be placed within the right of way. Please provide additional landscape area of the bulb-out to accommodate the Bridalveil trees. Being that the underground water utilities are proposed close to the landscape area of the bulb-out, please provide root-barrier along the edge of the sidewalk.
12. Being a long stretch between street trees to provide shade for the public realm of the sidewalk. Please propose canopy trees on property side of the sidewalk as to creating additional shade within the pedestrian area.
13. Street trees and other trees that encroach the public realm of the sidewalk are to have a minimum canopy clearance upon installation of 6 feet. Trees within or encroaching the sight triangle require 8 feet canopy clearance when installed. Please provide these trees with a 60% to 40% canopy to trunk ratio preferred, minimum 50%-50% canopy to trunk ratio.
14. The 5 feet width clear path for the pedestrian access along the perimeter is not to have any obstructions such as landscape shrubs, trees, and palms.
15. Trees like Sliver Buttonwood require at least 7.5 feet from a structure.
16. Please provide a continuous hedge planting at the end of the driveways terminating at the perimeter. At this area trees, palms to help in reducing light spillover onto the adjoining properties.
17. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan
18. Please provide an overlay sheet demonstrating the measured landscape areas for the calculation for the 35% landscape requirement. Please provide the calculated area by use of the Neighborhood Design Criteria Revisions (NDCR).
<https://www.fortlauderdale.gov/home/showpublisheddocument/21528/636282174479670000> this is a link to the NDCR web page, please see sheet number 32 and 33.
19. Additional comments may be forthcoming after next review of new plans and written comment responses.

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 this at time of submittal.



2. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



Case Number: UDP-S22037

CASE COMMENTS:

Please provide a response to the following:

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.
10. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

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-S22037

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Service Days shall be per the City's residential routing schedule.
4. Containers: must comply with 47-19.4
5. Roll-Out: provide container staging area on private property.
6. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
7. Provide on the site plan a garbage truck turning radii for City review. Demonstrate how the truck will circulate within site.
8. 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).
9. Show containers on site plan. Staging area must accommodate trash and recycle containers.
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 dwilson@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



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CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. 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.
3. 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 for off-street and on-street parking stalls.
4. 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), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). 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. The City of Fort Lauderdale reserves the right to meter on-street parking stalls in the public right of way at any time.
5. The city reserves the right to meter on street parking stalls on the public right of way at any time.
6. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. 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. 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.
8. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
9. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable 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. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear path.
11. 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.
12. Additional comments may be provided upon further review.

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 are 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 Northwest Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before December 6, 2022, 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 may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
- 4) Please contact Jean-Paul Perez, Broward County Planning and Development Division at JPPerez@broward.org or 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
- 5) Please 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>
- 6) 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.
- 7) Provide the following changes on the site plans:
 - a. Provide a 1-foot wide sidewalk easement running the linear length of the property, north to south, to accommodate the onsite public sidewalk.
 - b. Provide measurement from roadway centerline to property boundary.
 - c. Provide typical unit floor plans for the 8-townhouse unit grouping.
 - d. Provide a site plan of all roofs. It is unclear from the typical unit sheets how the floor plans match the elevations, specifically the height and size of the parapet walls and use of the rooftops.
 - e. Provide entrance gate measurement widths along the right-of-way.



- f. Provide an abstract survey.
 - g. Roof plans 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. Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structure. 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.
 - h. There are concerns of site functionality based on programming. Reducing the number of townhouse units to accommodate guest parking and additional open space is encouraged.
- 8) Provide the following changes on the elevation plans:
- a. Increase window transparency on the façade particularly facing NW 4th Avenue to enhance the public realm and pedestrian experience.
 - b. Each entrance requires a roofed landing .
 - c. Update height elevation measurements to include the height of the parapet walls. Parapet walls are limited to 42 inches on occupied roofs above the maximum building height of 35 feet.
 - d. When any portion of a townhouse abutting the side yard for the development site exceeds twenty-two (22) feet in height, that portion of the structure shall be set back a minimum of an additional one (1) foot for each foot of height above twenty-two (22) feet. It is unclear whether the northerly and southerly townhouses abutting the side yards comply with the stepback requirements. Illustrate building stepback compliance by providing a dashed line after 22 feet in height that runs at an oblique angle, to show compliance with the stepback requirements.
 - e. Separate north and south elevations are required.
 - f. Per Section 47-19.2.B., Architectural features in residential districts, unenclosed balconies with open railings are permitted to encroach up to 3 feet from the face of the building of the required yard, and up to 5 feet into the front yard. Provide balcony width measurements on elevations to ensure compliance with the 3 and 5 foot balcony encroachment limitations and modify the proposed balconies to comply with the open rail requirements.
 - g. Provide material examples and images of the proposed fence. Consider matching the material type of the fence and balconies for continuity.
 - h. Provide a variety of materials to add visual variation in design.
 - i. Consider the inclusion of window awnings and, overhangs and cornice to break up the structures monolithic massing.
 - j. 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. Provide a separate elevation sheet illustrating compliance through shading areas of façade recession and providing percentage calculations.
- 9) Pursuant to ULDR Section 47-18.33, Single Family Dwelling, attached, Townhouses; a townhouse development shall contain fee simple lot lines for each unit, and a five (5) foot pedestrian access easement along the front, side, and rear property lines of the townhouse development. The fee simple lot lines and five (5) foot easements must be depicted on the site plan and on a separate plan sheet with the easements depicted and shaded in color along with any improvements including landscaping, accessory structures, and equipment (including FPL), identified on the plan. There can be no impediments located within the five (5) foot pedestrian easements. A townhouse development shall also have a recorded maintenance agreement for all common areas and any required guest parking spaces. Applicant shall coordinate with the City Attorney's Office to ensure the proposed lot line and easements are adequate prior to recordation, which may include specific language in the HOA documents or declaration agreement. City Attorney approval and recordation must be completed prior to any request for a Partial Certificate of Occupancy (PCO), Temporary Certificate of Occupancy (TCO), or Certificate of



Occupancy (CO). Applicant is advised to start the recordation process as early as possible to avoid any unnecessary delays to the completion of the project. See comments below for any specific conflicts as initially identified by staff as part of this DRC review.

- 10) 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.
- 11) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3. and 47-20.14.
- 12) Indicate lighting poles on site plan and landscape plan and provide detail with dimensions. Light poles appear within the parking stalls; please clarify on plans. Consider reduced height of poles due to proximity of the project nearby residential area. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14)
- 13) Pursuant to Section 47-22.4.C.8, provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials

Please note any proposed signs will require a separate permit application.

- 14) The City's vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENT

- 15) 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.



LEGEND

 Subject Site

UDP-S22037 - MPGFL's Progresso Townhomes - 816-824 NW 4th Ave

