



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 25, 2022

PROPERTY OWNER / APPLICANT: Landmarkdoral Bay 1A, LLC.

AGENT: Gustavo Carbonell, Gus Carbonell Architects

PROJECT NAME: Landmarkdoral Bay 1A Townhomes

CASE NUMBER: UDP-S22049

REQUEST: Site Plan Level II Review: Ten (10) Townhouse Units

LOCATION: 200 - 224 SE 21 Street

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

LAND USE: Medium-High Residential

CASE PLANNER: Nicholas Kalargyros



Case Number: UDP-S22049

CASE COMMENTS:

Please provide a response to the following:

1. Update the building code references to the current 2020 Florida Building Code-Seventh Edition [F.B.C.101.2]
2. 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 are classified as townhouses and not R-3. Please update the group classification to townhouses per section R101.2 of the FBC 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:

1. Provide 2 ft permanent Sidewalk Easement as appropriate along South side of SE 21 ST to accommodate portion of pedestrian clear path that is proposed 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. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
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.).
3. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
 - a. Proposed striped transition conflicts with vehicular access on western to neighboring properties. Transition shall be restricted to the development frontage.
 - b. Median opening along SE 21st Street shall be avoided. Necessary opening along SE 21st Street has been constructed at street/street interstation to reduce traffic conflict points and promote adequate mobility along the corridor.
4. The driveway entrance needs to properly convey the proposed horizontal offset. Please provide 25 LF double solid yellow at stop bar and reconsider the paver texture band to match alignment.
5. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System.



Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.

6. 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.
7. 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.
8. 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, sidewalks, landscaping and irrigation 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.



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CASE COMMENTS:

Please provide a response to the following:

1. 2014 Existing Map AH-8.
2. Floor finished floor elevation proposed at 9.0 ft NAVD is acceptable. Minimum 9 ft NAVD is required.

GENERAL COMMENTS

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone will remain at AH-8
2. Additional comments may follow pending submittal of complete plan set.



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CASE COMMENTS:

Please provide a response to the following.

1. 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. Illustrate this clearance. Please provide the trees within the bulb-out landscape area with this off-set.
2. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Please 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.
 - a. Show existing 24inch water main on Landscape plans and the horizontal clearance to the street tree.
 - b. Show water and sewer proposed utilities and the measured horizontal clearance to the street tree.
3. 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.
 - a. demonstrate the width of the ROW swale on plan.
 - b. Discussion needed as to proper street tree that may be proposed due to limitations of the site.
4. 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. it appears that proposed underground utilities are proposed in locations of existing trees and palms. Section 47-21.15.C.2. Underground utility lines shall be routed around existing trees to the outside of the dripline. If this is not possible, as determined by the department, a tunnel made by a power-driven soil auger may be used under the tree. Please redesign proposed underground utilities and or provide a detail of method and use of boring to place utilities.
5. As per section 47-21.15.A.3. talks about designing around the existing, larger, desirable trees. Sufficient area for the root system and canopy to be provided for the tree or an alternative or redesigned site plan to be submitted.
 - a. Trees number 43 and 51 Royal Poinciana have proposed elements that will impact the critical root zone of these trees and place them into a violation of city ordinance of tree abuse. Trees number 30 and 39 Live Oak trees are specimen trees. Tree number 30 is proposed to be removed with payment into the city tree canopy trust fund of \$9503.25. tree number 39 is proposed to remain in place yet with the proposed structure at approximately 9 feet distance from this tree, a major impact would be put upon this tree and a violation to city ordinance of tree abuse.
 - b. Please investigate saving these existing, large, desirable trees by site plan design and or relocation.



6. Two tree islands separating driveways at the south end of the site appear to be 3 feet in width.
 - a. Please verify on plans the width of these two tree islands.
 - b. thin trunk palms in clusters may be proposed within these two tree islands providing they have 3 feet in width.
7. As per Section 47-21.9.G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension.
 - a. Tree islands maybe reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area. Being a vehicle traffic area, the Department highly suggest the use of a Soil Cell product due to weight bearing of vehicles.
8. 5 feet pedestrian easement to be free and clear of conflicts including landscape materials.
9. From staff discussions the median cut out and pavement are not supported, please remove any indication of this change to the existing median.
10. Provide an overlay sheet demonstrating that the minimum landscape area of 35 percent is being provided as the NDRC.
11. 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 do not submit for tree removal at this time of DRC 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.



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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.

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.



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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 the City's monthly utility bill – each living unit with a water meter will pay city Sanitation.
7. Show containers on site plan. Staging area must accommodate trash and recycle containers.
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 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. Coordinate with Engineering if proposed median opening on SE 21st St is acceptable if acceptable follow comment #2.
2. To justify the proposed median opening on SE 21st St, provide a link level analysis of SE 21st St and intersection operational analysis reports at the following intersections:
 - a. S Andrews Ave & SE 21st St.
 - b. SE 1st Ave & SE 21st St.
 - c. Project driveway & SE 21st St.
3. If comment #2 is not addressed keep the existing landscape median on SE 21st St as is. Do not open the median to create a full access median to and from your site.
4. 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.
5. 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. Properly dimension the parking stall dimensions on the plan sets.
6. 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 each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
7. The two parking stalls on the norther end of the site conflict with the city code stacking requirements.
8. 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.
9. 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.
10. Provide a minimum of 5 feet wide on **SE 21st St**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.



11. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
12. 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.
13. 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.
14. 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 neighborhood associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>). Provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Medium-High 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) 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 Development Review Committee 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.
- 4) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, 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. It is recommended that the notice to waive the 120-day timeframe be provided as soon as possible. The 120-day period will end January 31, 2023.
- 5) 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](#).
- 6) 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.

Discuss if proposed building overhangs are intended to encroach beyond Fee Simple lot boundaries, and within adjacent Common Areas.

- 7) 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 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.
- 8) Pursuant to Section 47-18.33.B, Site Design Criteria, the project is not meeting the following requirements:
 - a. Section 47-18.33.B.3, Group Limit, provide the specific percentage of setback that the front façade is recessed from the rest of each townhouse group;
 - b. Section 47-18.33.B.4, Access, 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; and,
 - c. Pursuant to Section 47-18.33.B.5, Yard Requirements, provide a minimum five-foot easement is required around each building group except when directly abutting a right-of-way.
- 9) Provide the following changes on the site plan:
 - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks;
 - b. Clearly label on site plan the location of waste containers as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas;
 - c. Ensure 24 feet is provided for vehicles to backout as has been proposed; and,
 - d. Consider not including the proposed landscape strip to the east side of the property and coordinate with the existing development to create a shared two-way traffic flow through a cross-access agreement.
- 10) The façade facing each right-of-way should appear as if it is the front of a townhouse. Consider redesigning to the façade along SE 21st Street to appear as if it is the front of a unit and update the building elevation sheets.
- 11) Although bicycle hooks are included in, it is also strongly recommended that bicycle parking also be provided within private garages. It is a convenient amenity for residents, especially for children and guests.
- 12) Discuss cross-access in relation to adjacent properties' existing walkways (specifically pedestrian pathways and driveway). It is recommended that two-way traffic be provided and be aligned to connect with adjacent properties.
- 13) Provide details of proposed fence and retractable gate.
- 14) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that



matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:

- a) Provide screening product material including images or pictures of actual application of such; and,
- b) Show height of rooftop screening.

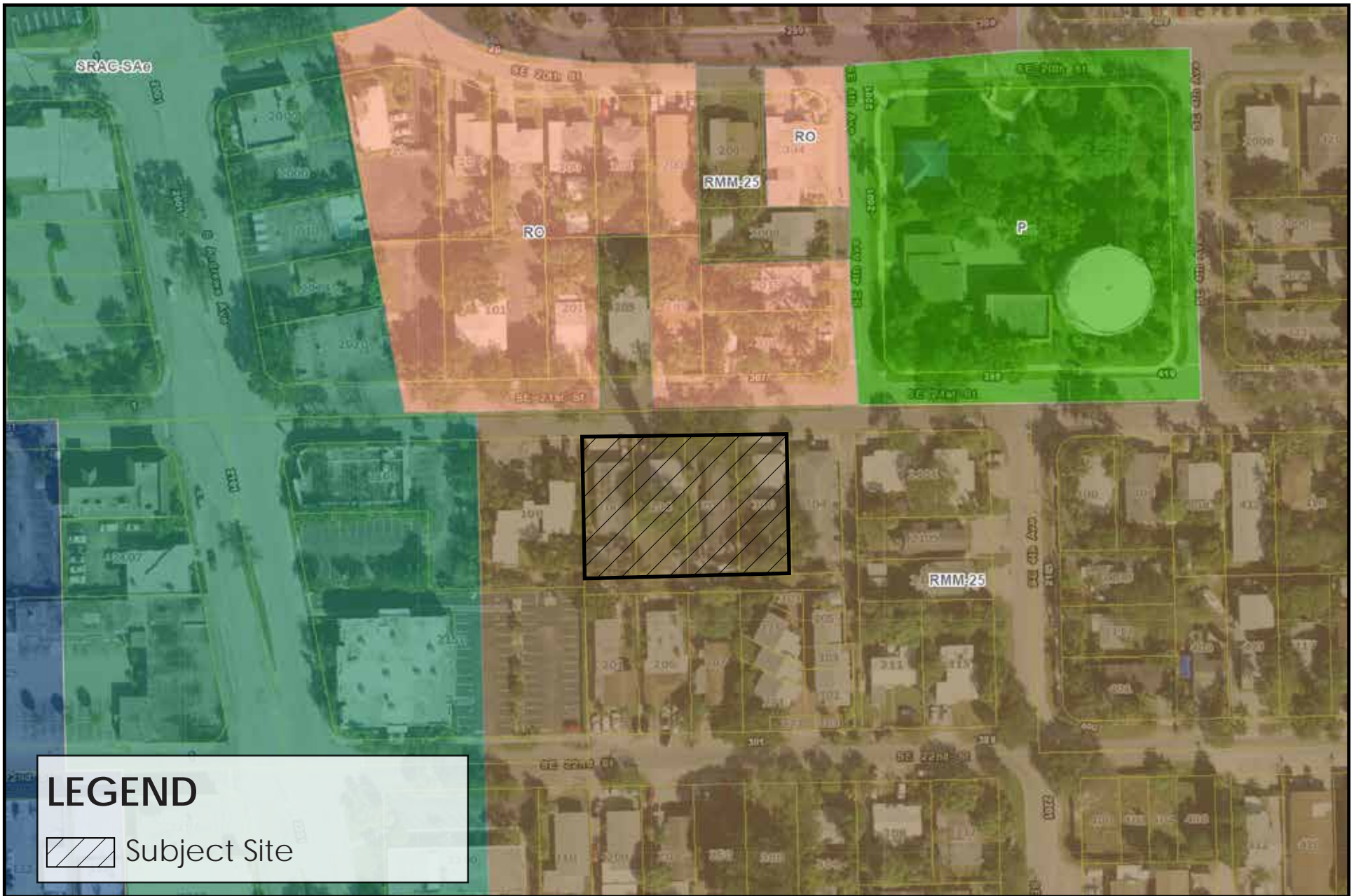
15) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>

16) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

GENERAL COMMENTS

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

- 17) 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.
- 18) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-Final Development Review Committee sign-off, please schedule an appointment with the project planner (Nicholas Kalargyros 954-828-5193) to review project revisions and/or to obtain a signature routing stamp.
- 19) Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-S22049: Landmark Doral Bay 1A Townhomes

