



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 13, 2022

**PROPERTY OWNER /
APPLICANT:** JDSFC Properties, LLC.

AGENT: Stephanie Toothaker, Esq.

PROJECT NAME: 87 Isle of Venice Condos

CASE NUMBER: UDP-S22063

REQUEST: Site Plan Level III Review: Waterway Use and
Modification of Required Yard for 8 Multifamily
Residential Units

LOCATION: 87 Isle of Venice Drive

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

LAND USE: Medium-High Residential

CASE PLANNER: Yvonne Redding



Case Number: UDP-S22063

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
8. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
9. Reference the 2020 Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

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.



Case Number: UDP-S22063

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. Permanent Drainage Easement dedication as appropriate along south property boundary for City Maintenance access to existing storm drain outfall pipe (coordinate with Public Works); show linework in the plans and on easement exhibit. Please coordinate with City's Public Works Department to determine to what extent (if any) the proposed fence, landscape trees, irrigation, etc. will be allowed with the Drainage Easement.
- b. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate. Easement shall extend to property lines.

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting 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. 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).
3. Landscape
 - Do not place any proposed trees within the Utility Easement.
4. 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.).



5. Discuss if existing 5' Utility Easement along East property boundary (i.e. fronting Isle of Venice Drive) is a public easement. If so, contact the City's Public Works Department to confirm the location of any public utilities (i.e. storm drain, sewer, and water) within the Utility Easement, and obtain a 'letter of no objection' for construction of the proposed low retainer wall, landscape trees, and irrigation located within their Utility Easement. Otherwise, a 'letter of no objection' from each private utility owner that has an interest in this Utility Easement will also be required.
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 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. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
7. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. Ensure sufficient height clearance is provided within garage for truck access.
8. Cross-section C-PGD-2 indicates stormwater flows into city right of way. All storm runoff shall be retained on the property.
9. Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.
10. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
11. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls. Proposed interior doors open into parking garage isles.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
12. 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.



13. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Detailed information regarding the structural design of the building and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the building.
 - b. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
14. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, **especially existing 12" storm drain pipe along the south property boundary (per City Utility Atlas Maps)**. 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.
15. 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.
16. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
17. 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 landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.

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

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



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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

Provide elevations of ground floor (first floor) in feet using the NAVD 88 DATUM on Architectural floor plan for the (ground floor first floor Sheet A101).

Finish Floor Elevation should meet BFE 7' + 1' Freeboard = 8' NAVD 88.

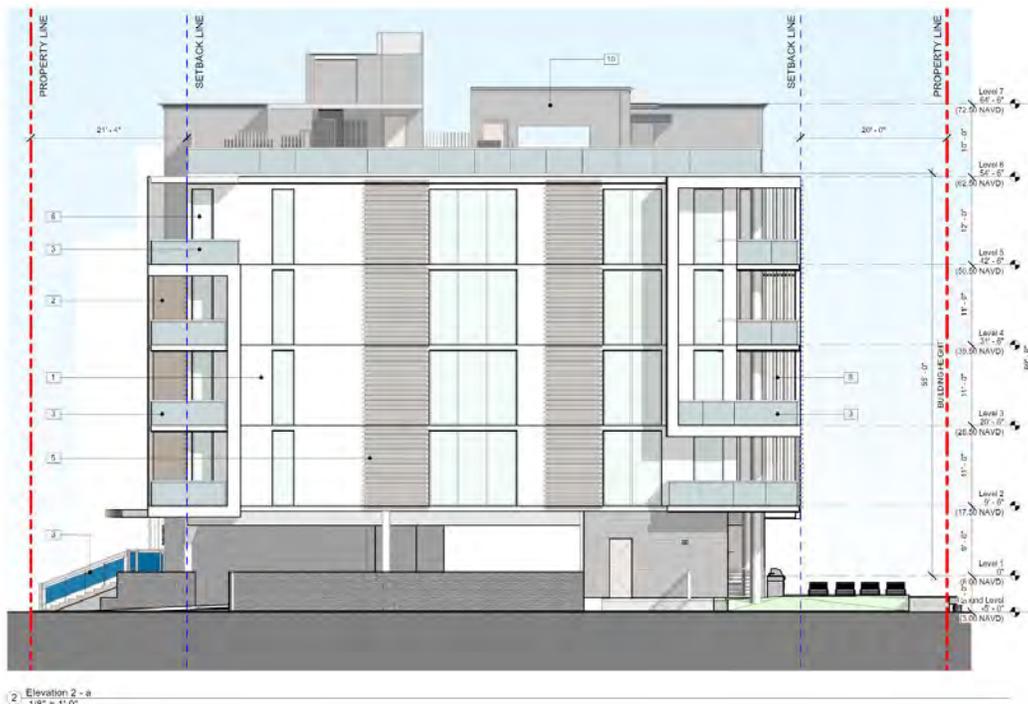
Show the following finish floor elevations of all enclosed rooms on first-floor elevations. Floodproofing is required for enclosed rooms below the 8' NAVD 88.)

Comment 2

(Sheet A-0.4) A residential multi family unit is not allowed to have a parking garage below the Base Flood Elevation (BFE)

Sheet A-1.1 shows a fire pump room at 4.52, a trash room at 4.52 NAVD, (Electric telecom room at 4.94 NAVD), (show FFE of the rest room at 83 Sq. ft., (show finish floor elevation of Storage rooms) A residential multi family unit is not allowed to have a parking garage below the Base Flood Elevation (BFE)

Elevation Sheet A-2.1 shows ground level of parking garage on elevation sheets at 5' NAVD and shows level 1 at 8' NAVD (see attached Sheet A2.1) See link for the requirements for below grade parking requirements. Reference the link for a mixed use building this building is presently a residential building and is not a mixed used building with the plans submitted. https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-6_1-2021.pdf



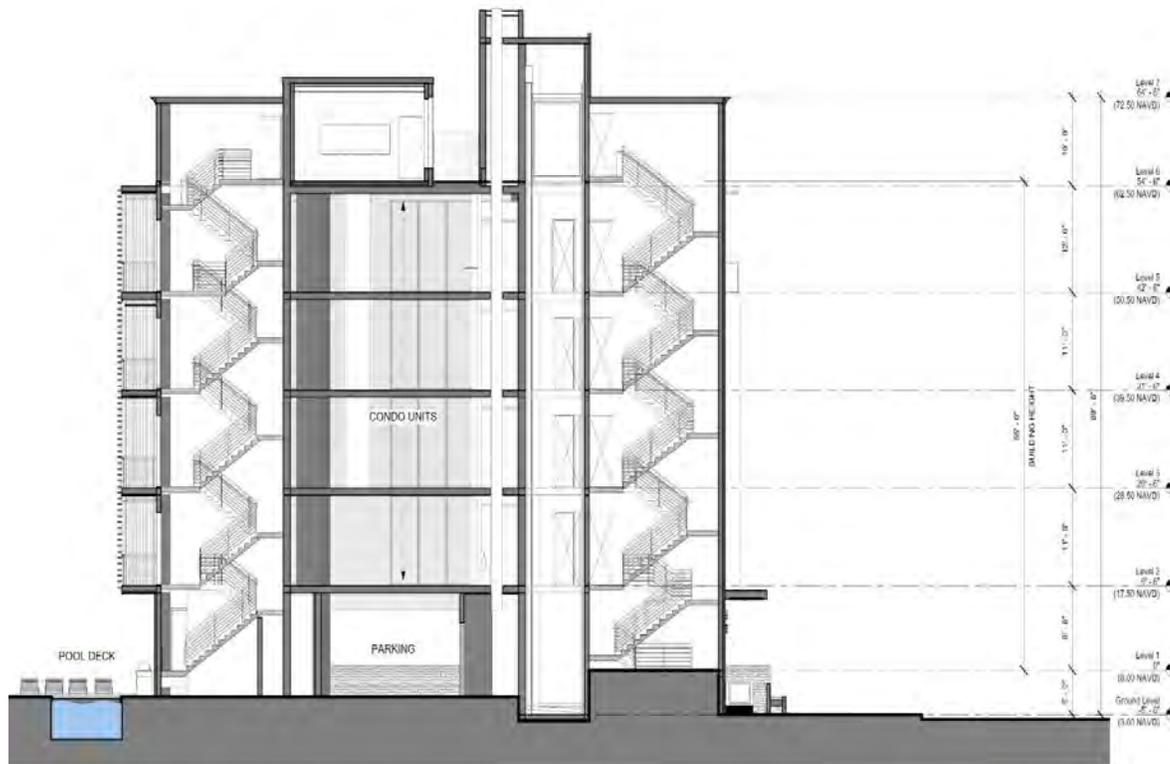
(See attached Sheet A2.1) above from Comment 2



Elevation Sheet A 2.2: shows ground level at 5' NAVD. A residential multi family unit is not allowed to have a parking garage below the Base Flood Elevation (BFE) or rooms or storage below base flood elevation.

Elevation Sheet A-3.1: shows ground level at 5' NAVD. A residential multi family unit is not allowed to have a parking garage below the Base Flood Elevation (BFE) or rooms or storage below base flood elevation.

Comment 2 (see attached Sheet A3.1)



SECTIONS  Daniel Adache  **A-3.1** **adache**
group architects
LIC: # AR1007073

Comment 3

Site Plan & Data (Provide flood zone information) and Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones (576H), (BFE 5' NAVD 88) & (AE), (2014 FIRM)
- Flood Zones, (576J), (AE), (BFE 7' NAVD 88) (preliminary)
- Finish Floor Elevation (BFE + 1' Freeboard= (FFE)

The preliminary flood maps show a (BFE 7' NAVD 88: Please note that the once the flood preliminary maps become effective that the (BFE) Base Flood Elevation of 7' + 1' freeboard =8 feet NAVD 88 for the (FFE) finish floor elevation will need to be met). Unless you have obtained a building permit prior to the Preliminary maps becoming effective <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/#>



Comment 3

Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM. But when the Flood Insurance Rate Maps change to the higher elevations shown on the preliminary maps then we will be requiring that the new BFE 7' + 1 = 8' NAVD 88 will need to be met for all finish floor elevations (FFE).

(Code of Ordinances, Chapter 4),

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

Comment 4

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019) see link below:

- A) Response comments state will provide during permit for elevator detail drawings
- B) Cloud on plans that a (float switch) will be installed you can show this on (Sheet A101)
- C) Link provided

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf



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CASE COMMENTS:

Please provide a response to the following.

1. 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.
2. 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. Please provide root-barriers when under these minimum horizontal off-sets are less than asked for.
3. While the Structural Soil is demonstrated by hashing on the landscape plan, please also include site and civil plans as to the extent of use of the Structural Soil.
4. Landscape materials within and or encroaching 10 feet from the wet face of the seawall not to impede visibility between 30 inches and 8 feet. Please propose trees and palms at a minimum 8feet canopy height clearance and other Landscape materials are to be maintainable at a height not to exceed 30inches. The Dioon appears to encroach the 10 feet of the wet face of the seawall and the Coconut palms are propose at 6 feet CT. Please, also demonstrate the measurement of 10 feet from the wet face of the seawall upland on the Landscape plan.
5. To follow suit of the existing theme of street trees as to the neighboring properties, please provide additional Royal palms and other palms in place of the Live Oak trees.
6. Along the south side of the property the Engineering Department indicates that there is a drainage system from the street and out flows to the canal. The area of the utility easement may not have any trees and or palms installed, this easement area may only have shrubs and groundcovers. Please investigate a portion of the pathway extending into the utility easement area so that flowering trees and palms may be proposed between the walkable pathway and the structure.
7. Due to high shade areas on the north and south sides of the structure, the Department would support the use of artificial turf for the walkable pathways in place of sod. The use of the artificial turf may still be calculated towards the 35 percent Landscape requirement.
8. 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. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. 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 are preferred.
2. Residential units entry doors should be outfitted with a high-quality secondary deadbolt locking mechanism and have a 180-degree peephole or viewport for security.
3. Sliding glass doors and sliding glass windows should be outfitted with theft prevention elements such as track blocks, door pins or deadbolts. The door should also include measures that prevent the doors from being lifted off the track.
4. All glazing should be impact too resistant.
5. Ground-level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
6. The location should be outfitted with a complete CCTV system that is capable of obtaining an identifiable image of an individual on-site. The system should cover all entry-exit points, as well as parking area, common areas, storage areas and any other area of concern on site.
7. Vehicular access control systems should be installed on the parking area resident levels prohibit unwanted entry or access to residents' cars.
8. To prevent unaccompanied swimming, the pool should be fitted with a childproof access controlled function children.
9. Lighting and landscaping should follow C.P.T.E.D. guidelines.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S22063

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. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Indicate how trash and recycling collection will take place at the site.
7. Show equipment on site plan.
8. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
9. 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. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
3. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for 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.
 - a. The propose sliding gate and the guest parking in front of the building is within the minimum 22 feet stacking requirement. These two items are considered conflict points and must be relocated outside the minimum stacking requirements.
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.
5. Tandem parking spaces (one car behind another, so that one car must be moved before the other can be accessed) may be allowed for condominium and multi-family residential uses only under the following conditions, which must be included as a note on the site plan:
 - a. The spaces must be reserved and assigned to dwelling units which are required to have two or more parking spaces per unit (i.e., units with two or more bedrooms).
 - b. At least one of the spaces must be located within an enclosed garage, in order to avoid visual clutter.
 - c. Both of the spaces must be standard size; no compact or handicapped accessible tandem spaces are permitted
 - d. If the above conditions can not be met then a valet parking must be provided.
6. 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.
7. Provide a minimum of 5 feet wide on **Isle of Venice**. 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 5 feet in width.



8. 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.
9. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
10. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
11. Additional comments may be provided upon further review.

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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
2. Pursuant to Public Participation requirements of ULDR Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. The date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
 - c. Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
3. The site is designated Medium High Residential on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before May 13, 2023, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. 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.
5. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
6. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice



requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.

7. Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.
8. Provide additional screening within the garage to shield interior garage lighting and install shielding material along all elevation facing the neighboring properties.
9. Provide the proposed fence and gate dimensions, photographic example of proposed material and color on the detail plan sheet. Fence and gate should provide a high level of opacity in order to allow a view of the water from the pedestrian perspective on both the rear and front of the property.
10. Provide written confirmation from Florida Power and Light (FPL) regarding the proposal to underground the utilities lines at this location and how the lines will continue along the street.
11. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Sec. 47-23.8, Waterway Use, include encroachments for the pool, deck, BBQ area and the balconies above which encroach into the 20-foot yard;
 - b. Sec. 47-23.11, Modification of Required Yards, include each yard encroachment into the required $\frac{1}{2}$ height requirements, also justify the front yard modification as alters the existing streetscape, the proposed request exceeds recent yard modifications approved along the ROW;
12. Pursuant to ULDR Section 47-5.36, the maximum height allowed for multi-family in the RMM-25 zoning district is 55 feet. The height of building and structure shall be measured from grade to the uppermost part of the roof or structure. Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half ($\frac{1}{2}$) the height of the building, when this is greater than the specified yard minimums. Modification of required yards may be permitted subject to the requirements of Modification of Yards, Section 47-23.11.
13. Provide the following changes to the site plan:
 - a. Consider reducing the curb cut width along the right-of-way;
 - b. Entry gate does not appear to meet the 22-foot stacking requirements;
 - c. Correct number of bedrooms on the site data table, media rooms will be counted as dens/bedrooms;
 - d. Number of bicycle parking on the site data table;
Provide accurate measurement for the opaque fence at the property line along the waterway. Pursuant to ULDR Section 47-19.5, for properties abutting a waterway, no opaque fence, hedge or wall shall be permitted to exceed two and one-half ($2\frac{1}{2}$) feet in height as measured in accordance with Section 47-2.2.G, when located within ten (10) feet of the edge of the waterway (wet face of seawall);
 - e. Provide measurement from property lines to balconies. The pool, deck and balconies project into the waterway use area. Pursuant to ULDR Section 47-23.8, a twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or



walkways reasonably necessary to serve permitted multifamily waterfront uses, unless specifically approved by the PZB;

- f. Provide location of trash pickup location; and
 - 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.
14. Provide the following on the roof plan:
- a. Exterior walkways and elevator landing areas may not be enclosed;
 - b. Provide spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening. Screen panels should be a minimum of 6 inches higher to properly conceal the mechanical equipment;
 - c. Provide height of mechanical equipment on roof plan;
 - d. Verify with engineering and/or building plan reviewer that the openings are permitted for the generator room;
 - e. Provide a detailed emergency evacuation plan for the roof furniture including shading devices and furniture, and planters. These items must not be affixed to the roof or parapet walls.
15. Provide the following on the elevation plans:
- a. Proposed setbacks from property line to building face and balconies.
16. Provide the following on the rendering:
- a. Remove additional privacy fence which is depicted above the height of the safety rail. The maximum height above the roof slab is 42 inches.
17. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*
- a. Provide aerial oblique perspectives of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines;
 - b. Provide a context plan of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks;
 - c. Provide context elevations (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties;
 - d. Provide project cross sections clearly indicating how the proposed development will interact with the surrounding properties;
 - e. Provide pedestrian-level perspective renderings of project as viewed along (street);
 - f. Provide detail of ground floor elevations with scale no less than ¼" = 1'. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials; and,



18. 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. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
19. 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.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Garage internal lighting fixtures, vehicle headlights in garage, and glare cannot be visible from neighboring properties.
20. 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.
21. It is recommended the following pedestrian and bicycle-related comments be addressed:
 - a. Provide bicycle parking for visitors in visible, well-lit areas as close as possible to pedestrian entryways/doors. Where possible, locate bicycle parking in an area that is sheltered/covered;
 - b. Provide bicycle storage lockers for residents, preferably in a room with natural light; and,
 - c. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Ben Restrepo at brestrepo@fortlauderdale.gov.
22. Pursuant to ULDR, Section 47-19.3, Boat slips, docks, boat davits, and similar mooring structures, indicate on plans the dimensional and percentage requirements pursuant to the ULDR and such proposed by the plan. In addition, proposed boat docks require sign-off from Andrew Cuba, Supervisor of Marine Facilities and an approval from the Broward County Environmental Protection Department prior to Planning and Zoning Board submittal.
23. This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB 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.
24. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainabledevelopment/building-services/building-permits/park-impact-fee-calculator>.



GENERAL COMMENTS

The following comments are for informational purposes.

25. Provide a written response to all DRC comments within 180 days.
26. 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 (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
27. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
28. Additional comments may be forthcoming at the DRC meeting.



LEGEND

 Subject Site

UDP-S22063 - 87 Isle of Venice Condos

