



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 11, 2023

**PROPERTY OWNER /
APPLICANT:** 605 SE 21st Street Holdings, LLC.

AGENT: Hope Calhoun, Dunay, Miskel & Backman, LLP.

PROJECT NAME: SE 21st Street Residences

CASE NUMBER: UDP-S23012

REQUEST: Site Plan Level III Review: Conditional Use for Mixed-Use Development With 17 Multifamily Residential Units and 2 Live Work Units

LOCATION: 704 and 708 SE 21st Street

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

LAND USE: Employment Center

CASE PLANNER: Tyler Laforme



Case Number: UDP-S23012

CASE COMMENTS:

Please provide a response to the following:

1. Specify height and area compliance per Chapter 5 of the 2020 FBC.
2. Dimension accessibility requirements to site per the 2020 FBC Accessibility Code.

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-S23012

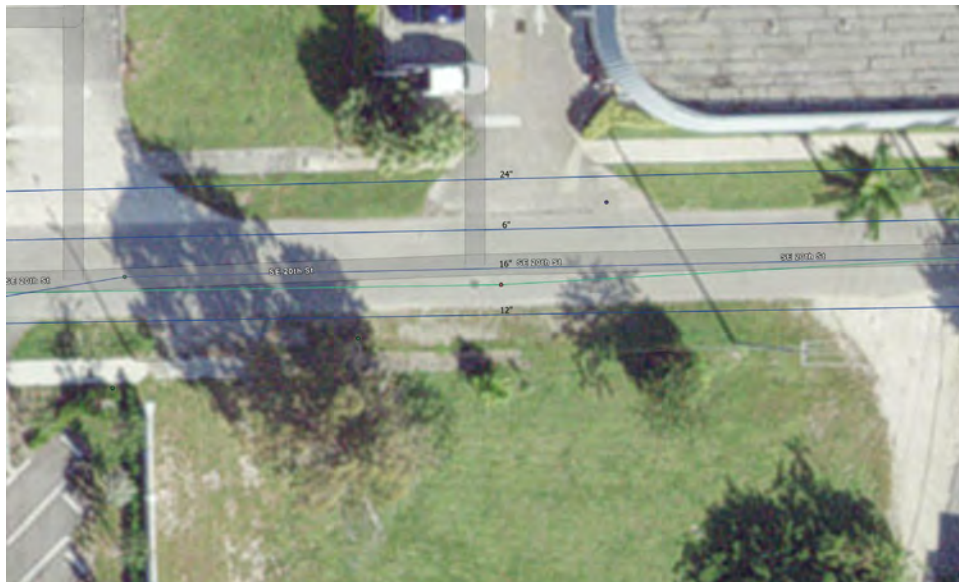
CASE COMMENTS:

Prior to Planning and Zoning Board Meeting, 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 disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, backflow preventer, etc.
3. 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).
4. Proposed development relies on existing alley for vehicular access, parking and solid waste. Improvements that extent from SE 20 St to S Federal Highway must be completed to mitigate projected increase in vehicular traffic. Please note, alley right-of-way width does not appear to be continuous at the SE corner of Lot 21 Block 26. It may be necessary to expand alley width onto private property. Please obtain Survey for verification.
5. For parking lot layout:
 - a. Parking on northern side of alley is inadequate. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
 - b. Parallel parking on southern side of alley must have a point of approach and exit (flares).
6. Pole curbed protection on 15 ft alley shall be replaced with bollards to facilitate future removal in the event that the anchor wire is removed or relocated.
7. Plan shall denote headers and curbs to differentiate.



8. Dumpster enclosure doors need to be coordinated between Site plan and Civil drawings. Doors shall not open onto public right-of-way.
9. The following wood poles should be relocated.
 - a. Existing wood pole on 16 ft public alley near the proposed dumpster enclosure conflicting with pavement.
 - b. Existing pole and anchors on SE 20 St conflicting with sidewalk.
 - c. Existing wood pole and anchor conflicting with alley access on SE 20 St.
10. Water and Sewer Plans
 - a. On the North Water plan, do not place the proposed clean out in the proposed Detectable warning surface.
 - b. The existing utilities do not appear to be depicted correctly. See image from GIS below:



11. Landscaping Plan:

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.

- a. Show the Existing Utilities on the Landscape Plans. There is a 12" Watermain that is less than 5 feet from proposed live oaks along SE 20th Street. Provide 10' of Separation From existing utilities to Live Oaks.



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. Coordinate Landscape and Civil plans. Curbs shown on Landscape are not shown on Civil.
13. Adapave shall not encroach onto the public sidewalk clear pedestrian path width.
14. Exfiltration trench system on alley shall meet City of Fort Lauderdale standard detail D 5.1; on plan calls for type 2 detail.
15. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

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-S23012

CASE COMMENTS:

Please provide a response to the following:

1. Structure is not located in a Special Flood Hazard Area. No response required.

GENERAL COMMENTS

The following comments are for informational purposes.

1. 2019 Preliminary Flood Zone show property will remain out of Special Flood Hazard Area
2. Additional comments may follow pending submittal of complete plan set.



Case Number: UDP-S23012

CASE COMMENTS:

Please provide a response to the following.

1. Please show all overhead and under ground utilities on Landscape plans. Please indicate if any are to be placed underground. Section 47-21.6.
2. Please follow FPL Right Tree Right Place as to tree and palm species proposed within area of the overhead utilities. 47-21.6.
3. Civil sheet indicates under ground utilities within the right of way swale along SE 20th Street. Please propose street trees on property side of the public realm of the sidewalk. Section 47-21.13.B.16.
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.
5. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist.
 - a. As to the streetscape along SE 21st Street sheet PD4 of 10 indicates the width of the swale is 6 feet without curbing whereas the Landscape plan shows 4 feet with what appears to be curbing. Please verify measurements and if curbing is being proposed all along the frontage. Once clarification has been provided this will dictate that which may be utilized for the street tree requirement. Additional city staff discussion is required for farther comment.
6. Please clarify how the 35 percent landscape requirement is being met.
 - a. Only the grass area between the pavers within the plaza areas may calculate towards landscape requirements.
 - b. Please also clarify how the area around the pool (provide a detail) qualifies towards landscape requirements. The 4 feet concrete sidewalk along the rear of the structures do not qualify as landscape area. Section 47-21.13.B.3.
 - c. Use of turf grass not to exceed 50 percent of the net lot landscape area. Landscape Notes indicate 14,539sqft pervious area whereas the Plant Materials Schedule shows 8,663sqft of sodded area. Please clarify as it appears that additional landscape materials, other than sod, is required. Section 47-21.8.R.3.
7. Please correct VUA Landscape notes whereas one tree per 1,000sqft of gross VUA not one tree per 20 percent of the VUA. Please demonstrate how the required trees for the VUA is being met as to Section 47-21.12.
8. As to the backout parking along the alleyway, a minimum 5 feet landscape area separation with no vehicle overhang required between the edge of the VUA and structure. Section 47-21.14.A.6. and Section 47-21.12.B.5.



9. Tree preservation requirements apply and are to be followed. There appears to be a few trees and some palms that may be good candidates for preserving by relocation. Please have the ISA Arborist investigate relocation of these materials.
10. Along SE 21st Street, street side of the wall/fence a continuous planting is required between that wall/fence and the property line. Within the plaza areas is symbols indicating AG-#, please clarify if this is proposed plant materials for this symbol is not included within the Plant Material Schedule.
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. 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.
4. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.



Case Number: UDP-S23012

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. Lighting and landscaping should follow CPTED guidelines.
7. A CCTV system should be employed throughout the property with focus on entry/exit points, parking areas, pool and common areas. It should be capable of retrieving an identifiable image of a person.
8. Emergency communication devices should be placed at the pool, and common areas. These should be easily identifiable and accessible.
9. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
10. Light reflecting paint should be used in parking areas.
11. Common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
12. Residential driveway should be access controlled.
13. First Responders should be notified of all access codes or procedures.

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-S23012

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. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate the property.
6. The alley must be thru paved and free of overhead obstructions unless truck turnaround is provided. No Backing.
7. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
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



Case Number: UDP-S23012

CASE COMMENTS:

1. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. The 90 degree backout parking in the alleyway does not have the minimum 24 feet to back into. Potential solutions may be angle parking or parallel parking along the alleyway.
2. 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. The minimum stacking requirements from the from SE 21st St and SE 20th St are not being met. According to Section 47-20.5.C.d You may request this stacking requirement to be reduced For a development which generates less than five hundred (500) trips per day, a lesser number of stacking spaces may be authorized by the reviewing authority based on a traffic impact statement prepared by a licensed engineer, architect or landscape architect or American Institute of Certified Planners certified planner which indicates that characteristics of the proposed use or abutting right-of-way support a determination that the need for stacking spaces is less than that required by the ULDR. These characteristics may include, but are not limited to, the following:
 - i. A deceleration lane will be located at the driveway, or
 - ii. The peak hour directional traffic volumes on the abutting right-of-way do not coincide or conflict with peak hour usage on the site, or
 - iii. Characteristics of the proposed use such as low traffic generation or low turnover of parking spaces support a finding that the number of stacking spaces provided will be sufficient to protect the safety of those traveling on and off site.
3. 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.
4. 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. It's not clear how the dumpster will be serviced.
5. 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.
6. 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.
7. 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.

Case Number: UDP-S23012

CASE COMMENTS:

Please provide a response to the following:

1. 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.
2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, 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 notice via e-mail and regular mail to the 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 (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 - 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 conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are 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 a 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. 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.
3. The site is designated Employment Center on the City's Future Land Use Map. The proposed use is not permitted in this designation unless it is allocated affordable housing units and meets the requirements of ULDR Section 47-23.16 or the land use designation is amended. This is not a determination on consistency with the overall 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 unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City. The applicant has provided a waiver to this timeframe.
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. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Section 47-23.11, Modification of Required Yards for the front and side setbacks of both parcels.
7. Pursuant to ULDR, Section 47-18.20, Mixed use development requirements, be advised that this project is being considered a mixed use development with the Live/Work units satisfying the nonresidential use for the project. With that stated, a business tax receipt will be required for the Live/Work units in order for the development to comply with the mixed use development requirements. Note this will be a condition of approval.
8. Provide the following changes on the site plan:
 - a. Pursuant to ULDR Section 47-20.2, the three 90 degree backout parking stalls located along the alley require 24 feet of backout area. Update plans accordingly. Additionally, provide flare outs on parallel parking stall provided on south parcel.
 - b. Pursuant to ULDR Section 47-25.3, a wall needs to be provided and shown on the plan on the east side of both parcels where contiguous to residential. The wall should also be shown in the elevations.
 - c. The dumpster should not be on the corner of the site. Relocate the dumper closer in proximity to the on the south lot.
9. Provide the following changes on the site plan data table:
 - a. Site Plan data table needs to be revised to reflect site data required by the ULDR and not Florida Building Code, as it is very confusing. Additionally, there are small inconsistencies (ie. RMM-24, 25 units per acre, density tab states 0.88 acres while site area tab states 0.95.)
 - b. Building height to top of finished roof should be identified for all buildings.
 - c. Parking data is incorrect, it shows you are providing 41 spaces, however there are 42 on site spaces.
10. Provide the following changes on the building elevations:
 - a. The north elevation has incorrect label references. Indicate all setbacks on elevation sheets for each site within the development.
 - b. The south parcel of the south elevation seems to have a floating balcony. Update elevation sheet accordingly.
 - c. Provide building height to the top of the finished floor on the elevations for all of the buildings.
11. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment shall be designed as an integral part of the building volume and 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 topmost surface of the roof mounted structures. Provide the following if equipment is proposed on the roof or on site:
 - 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;
 - c. Provide screening product material including images or pictures of actual application of such; or
 - d. Indicate location of equipment on the ground and note cannot encroach into the setbacks.
12. Clarify whether the alley is wide enough for proposed circulation on the east portion, where it seems there is a pinch point in right-of-way width.
13. Provide a truck turning plan to clarify how larger vehicles will navigate the site (ie. Garbage pickup).
14. Overhead utilities along the alley are in conflict with the proposed trees and will need to be undergrounded.



15. Ensure renderings accurately reflect the project and elements shown on the renderings are actually proposed.
16. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, 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
17. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
18. 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.
19. 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.

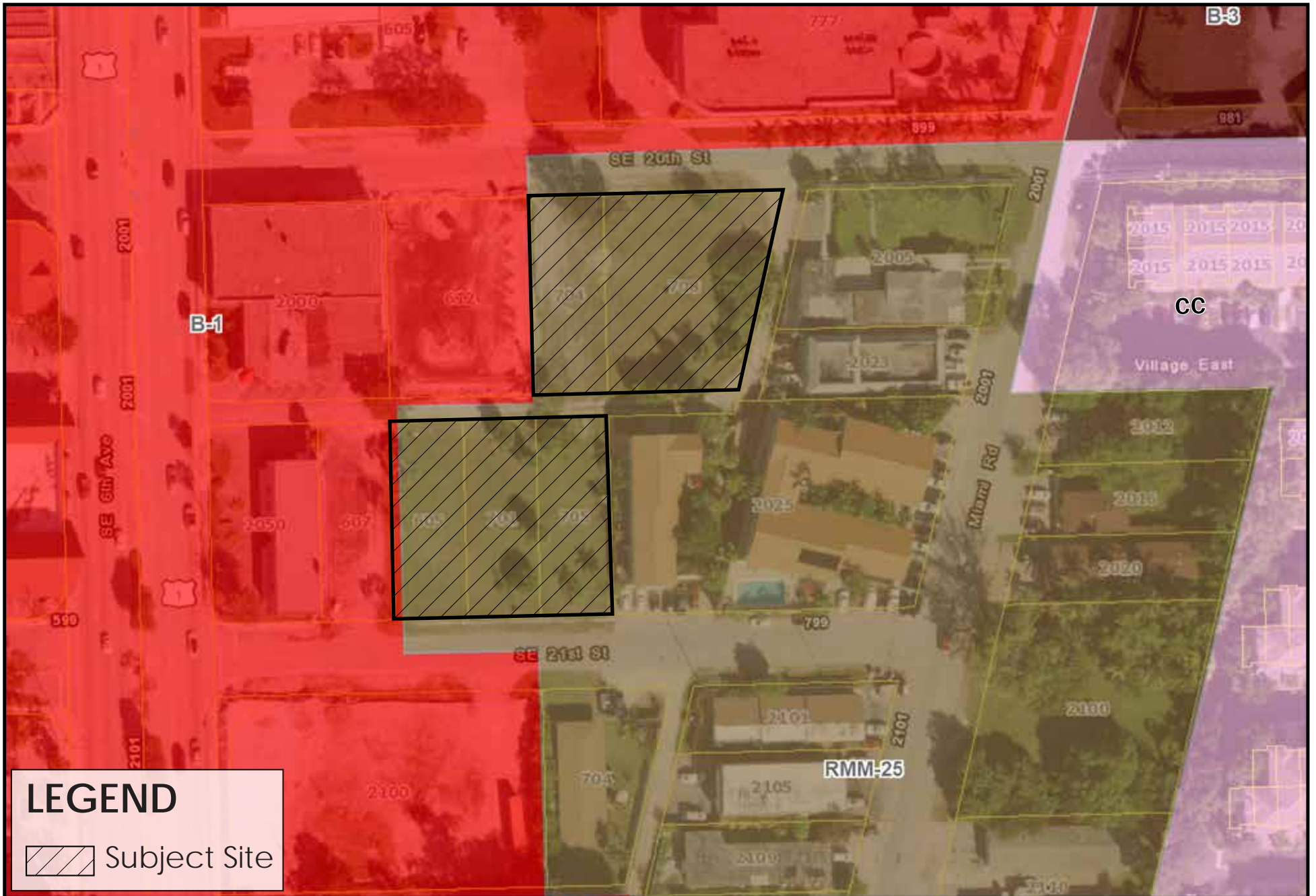
GENERAL COMMENTS:

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

1. 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.
2. Provide a preliminary 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.
3. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.



4. 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 (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
5. Additional comments may be forthcoming at the DRC meeting.



LEGEND

 Subject Site

UDP-S23012 - 705 SE 21st Street Mixed Use - 705 SE 21st Street

