



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 27, 2023

PROPERTY OWNER / APPLICANT: SPG Palm Crossing, LLC.

AGENT: Ángel Piñero, Dynamic Engineering Consultants

PROJECT NAME: Seagis Palm Crossing

CASE NUMBER: UDP-S23031

REQUEST: Site Plan Level II Review: New 92,224 Square Foot Wholesale Distribution Center

LOCATION: 5361-5381 NW 33rd Avenue

ZONING: Commerce Center District (CC)

LAND USE: Employment Center

CASE PLANNER: Nancy Garcia

Case Number: UDP-S23031

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Specify height and area compliance per Chapter 5 of the 2020 FBC.
3. Provide building construction type designation per Chapter 6 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on construction type and building separation per Tables 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
7. Reference the 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-S23031

CASE COMMENTS:

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

1. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
2. Discuss status of existing encumbrances such as easement shown on Record Land Survey. Vacation of any platted Utility Easement (10' FPL Easement) or right of way would require a separate DRC submittal, DRC staff support, and City Commission approval.
 - a. Provide letters from all franchise utility providers, including Public Works, as appropriate, demonstrating their interest in maintaining or no objection to the vacation of these easements. The letters should specifically state whether the utility owners have existing facilities within the right-of-way vacation area that will need to be relocated or abandoned. A surveyed location of the utilities shall be provided for staff review. Should relocation be necessary, the full cost of relocation shall be borne by the Applicant, and the utility relocation plan shall be reviewed and approved prior to implementation.
3. Discuss the status of the existing 12' Utility Easement along all property boundary lines. Provide a 'letter of no objection' from each private utility owner that has an interest in this Utility Easement for the proposed improvements located within the utility easement.
4. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
5. 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. Per Ordinance No. C-22-34, sidewalk is required per section 25-62 "Requirements for New Development and Site Alterations".
 - b. Public sidewalk shall be constructed on public right of way.
 - c. Depict proposed sidewalk adjacent to the development along NW 55th Street and NW 33rd Ave.
6. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
 - a. Label existing stop bar located along NW 55th Street.



7. 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.
8. Provide and label typical roadway cross-sections for the proposed development side of NW 55th Street and NW 33rd Ave at driveway access points, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way.
9. Connection between on-site and off-site drainage system is not allowed.
 - a. Interconnection shown at the Northeast corner of the property.
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.
11. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
12. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
13. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
14. 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.
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 specialty sidewalks, landscaping, irrigation, lighting, 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.

Case Number: UDP-S23031

CASE COMMENTS:

This review is for a new 92,224 square foot wholesale distribution center.

1. Provide a delineation of flood hazard areas, and flood zone(s), base flood elevation(s) and ground elevations if necessary for review of the proposed development. The property and structure are in the following flood zone under the FEMA Flood Insurance Rate Maps of 2014 FIRM (354H), flood zone AH, (with a base flood elevation of 10 ft. NAVD 88.).
2. Provide finish floor elevations (FFE) for all equipment to include AC units and generators to meet and be elevated to 11' NAVD 88 is top of pad elevation that equipment will sit on.
3. Finish floor elevation of 11' NAVD 88. (Ch 14 Code of Ordinance). Plans show FFE @ 11.80 NAVD 88, and this is meeting BFE + 1'.

Informational Items

(Code of Ordinances, Chapter 14),

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

FEMA Elevator Installation (see link to FEMA technical Bulletin 4) see link below:

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

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

Florida Building Code (7th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale Flood Ordinance

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

Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA) (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019

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

Case Number: UDP-S23031

CASE COMMENTS:

Please provide a response to the following.

1. Please, no new trees or palms may be installed (only shrubs may be installed) within the utility easement(s).
2. The first 25 percent of shade trees for the VUA are to be distributed between the interior and perimeter landscape areas. Section 47-21.12. There are no proposed trees on the interior of the VUA that fulfill this requirement. Existing trees up to 10 feet from the edge of the VUA pavement may count towards site requirement. These trees must be in good health to qualify towards site requirements, those in poor health and or in violation of tree abuse do not count towards site requirements.
3. 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. The Department suggest the use of a Soil Cell system due to vehicle weight loads.
4. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans. The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.
 - a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b. Provide Structural Soil Detail and composition.
 - c. A suspension modular paving system product such as Green Blue Urban soil cell, Silva cell or like may be utilized in place of CU Structural Soil. Provide detail of product of use for root development under paved areas.
5. South perimeter landscape area is proposed to be reduced to what appears to be the minimum 2.5 feet width from what appears to be currently 10 – 12 feet width. The reduction of landscape area width at the existing trees would place them in violation of city ordinance of tree abuse. Trees under subject of tree abuse don't count towards site requirements and would end up needing to be mitigated.
 - a. May also wish to investigate Section 47-20.5.C.3.(a.b.c.).
6. Shade trees proposed along the south perimeter that is now appears to be 5 feet wide(2.5 this site and 2.5 neighboring site) is under size per Section 47-21.9.G. The Department would support palms and small maturing trees in this 5 feet combined width planting strip.
7. It was mentioned during staff meeting that sidewalks may be required along the east and north right of ways. As to the existing trees adjacent to where a sidewalk would be located there is a critical root zone area(CRZ). This CRZ is per inch of trunk diameter at DBH, the Department (in this situation) would be requiring 1 foot per inch of trunk diameter. An example would be, 30-inch DBH equals a minimum 15 feet protection area extending out from the trunk of the tree.



8. 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.
9. 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. neighboring street trees do not count towards this site's street tree requirement.
 - b. NW 33rd AVE at the ingress/egress for visibility of oncoming traffic, north to the first existing tree any proposed street tree to have a minimum 8 feet canopy height clearance. Please maintain tree canopy 60% to tree clear trunk 40% ratio. South side of driveway leave clear due to canopy overhang of neighboring tree.
 - c. Along NW 55th Street the existing Black Olive trees fulfill the intent of street trees. Please provide additional trees east side of the driveway for canopy coverage. If additional trees are proposed under the canopy of these Black Olive trees, please utilize understory trees.
 - d. Street tree. A tree which is located within twelve (12) feet of the edge of pavement or curb of a street, or such other distance as determined by the department in accordance with this section. Section 47-21.2.A.62. Sheet LP-5 shows 2 Black Olive trees west side of the overhead utilities, these do not count as street trees.
 - e. Existing Black Olive trees street trees along NW 33rd AVE account for 40 linear feet each the rest of the street trees to be small maturing trees will count for 20 linear feet each.
10. 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:

11. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not this at time of submittal.
12. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.
13. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
14. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



Case Number: UDP-S2331

CASE COMMENTS:

Please provide a response to the following:

1. Glass doors and windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
2. All glazing should be impact resistant.
3. Building should be pre-wired for an alarm system.
4. Lighting and landscaping should follow CPTED guidelines.
5. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, bay doors, loading zones, parking lot, hallways, offices, and common areas. It should be capable of retrieving an identifiable image of a person.
6. Light reflecting paint should be used in the parking lot to increase visibility and safety.
7. All restricted areas and employee only areas should be access controlled and labelled as such.
8. Office, restroom, and storefront doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.



Case Number: UDP-S23031

CASE COMMENTS:

Please provide a response to the following:

1. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
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 radius for City review. Indicate how truck will circulate within property.
6. Solid waste collection shall be from a private loading dock.
7. Containers: must comply with 47-19.4
8. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthened apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
9. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
10. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - **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 Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.**
 - **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:

Please provide specific details of solid waste and recycling collection per building



Case Number: UDP-S23031

CASE COMMENTS:

1. Provide a minimum of 5 feet wide sidewalk on **NW 33rd Ave, NW 55th St** along the perimeter of the property. 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. Back of sidewalk should be places on the right of way line.
2. Provide 20 feet long by 8 feet wide bus landing pad that meets Broward County Transit standards for the transit stop on NW 33rd Ave.
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 a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
4. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls for off-street and on-street parking stalls.
5. 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.
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. 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 repair stations, short term and long term bicycle parking and bicycle 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-S23031

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before September 29, 2023 unless a mutually agreed upon time extension is established between the City and the applicant or the a waiver to timeline requirements is submitted. The City acknowledges and is in receipt of a waiver by the applicant to the timeline requirements.
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially recognized associations are provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Employment Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies. In addition, note that the site is zoned Commerce Center (CC) District and only those uses permitted in the zoning district will be allowed.
4. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. 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
5. As proposed, the site plan shows the building over an existing 10' FPL easement (Official Record Book 12100, Page 106). The project also proposes the vacation and relocation of an existing utility easement as part of this development. Note that there are separate applications for the vacation of easements and the site plan cannot be finalized until such easements are vacated. Provide a status on the submittal of the vacation of easement applications.
6. This site plan should delineate the location of the existing drainage infrastructure (including easements and recording information) to ensure there is no conflict with the location of the proposed improvements.
7. Pursuant to ULDR, Section 47.25.2.M.6, Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards for frontages along NW 55th Street and NW 33rd Avenue.
8. Clarify the intended uses for the site by providing more detailed information on the building floor plans. For example, the existing uses include office, light manufacturing, warehouse, and laboratory space.



9. Provide the following changes on elevations:
 - a) Include additional materials to differentiate and highlight building features other than scored/painted stucco.
 - b) Additional architectural emphasis needs to be placed on each of the elevations to break up building massing, with specific emphasis placed on building corners and entrances. See example below.
 - c) Incorporate overhangs, awnings, material banding and other architectural elements that soften the building's features and provide relief from large blank walls.
 - d) Consider additional roofline articulation to provide visual interest and to break the extensive linear roofline.



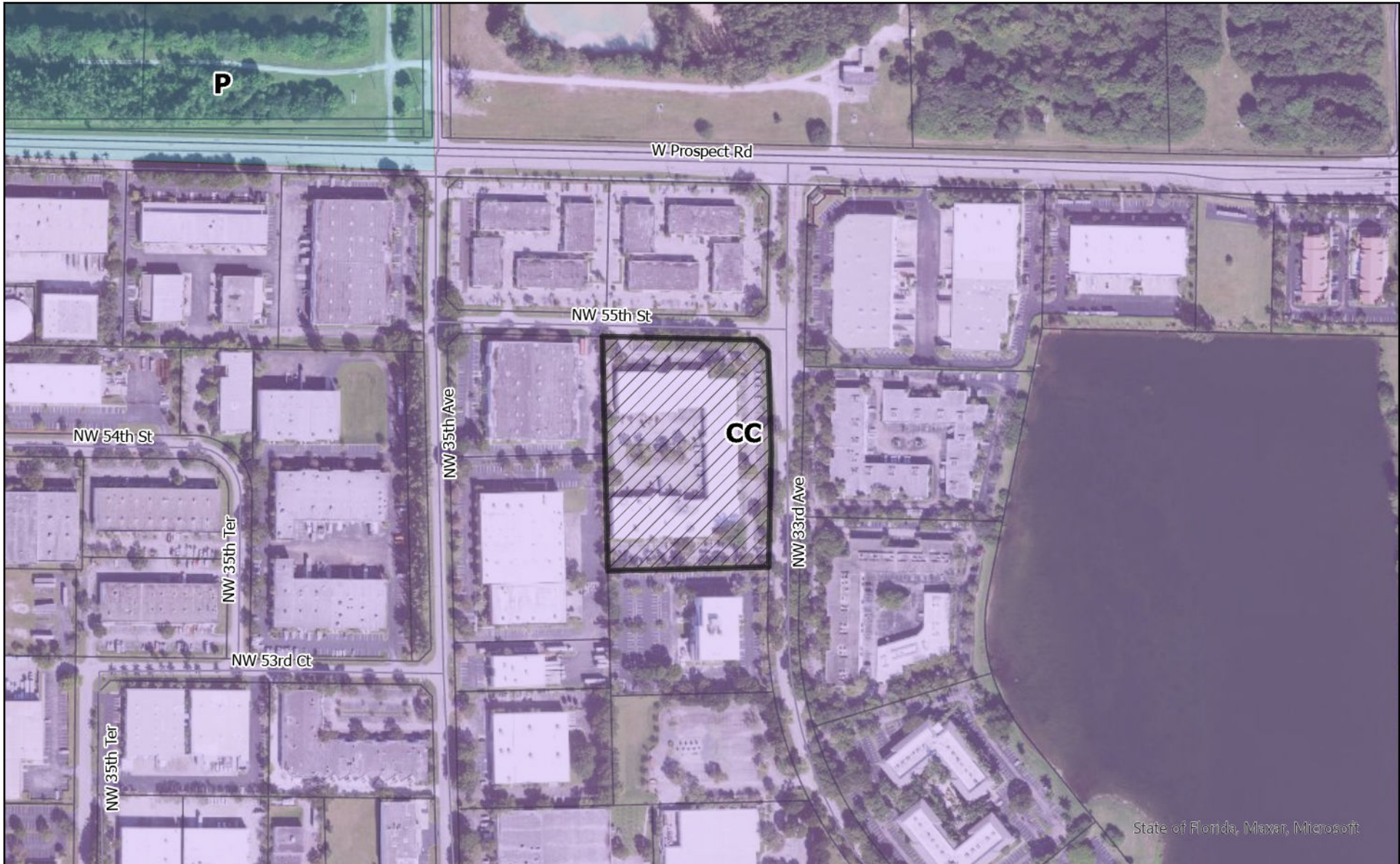
10. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
11. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; all rooftop mechanical equipment, stair and elevator towers 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 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.



GENERAL COMMENTS

The following comments are for informational purposes.

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
2. Additional comments may be forthcoming at the DRC meeting.



UDP-S23031 -5361 NW 33 AVE - Seagis Palm Crossing

