

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S23071



**CITY OF FORT LAUDERDALE**



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## CASE INFORMATION

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<b>CASE:</b>	UDP-S23071
<b>MEETING DATE:</b>	January 23, 2024
<b>REQUEST:</b>	Site Plan Level II Review: 9-Unit Townhouse Development
<b>APPLICANT:</b>	17th Way Development, LLC.
<b>AGENT:</b>	Patrick O. Soares, Studio Patrick Soares, LLC.
<b>PROJECT NAME:</b>	The Nine at Progresso
<b>PROPERTY ADDRESS:</b>	929 NE 17th Way
<b>ZONING DISTRICT:</b>	Residential Multifamily Mid Rise/Medium High Density District (RMM-25)
<b>LAND USE:</b>	Medium-High Residential
<b>COMMISSION DISTRICT:</b>	2 – Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Victoria Park Civic Association
<b>CASE PLANNER:</b>	Tyler Laforme

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## RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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**CASE COMMENTS:**

Comments may be forthcoming.



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**CASE COMMENTS:**

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

1. Provide 5' permanent Right-of-Way Easement or dedication along west side of NE 17<sup>th</sup> Way to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Provide 10' x 15' (min.) permanent sewer Easement for any first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
3. 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 through the city website. <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>
4. The bank of meters on the Southern part of the property will not have the pipes installed in the manner shown on the plans. They need to be fairly straight to the WM. Adjust location of meters or move tree location in front of meters.
5. The Watermain is 12".
6. Show the proposed sanitary sewer connection.
7. 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.).
8. 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.



9. 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. Depict existing sidewalk adjacent to the development along NE 17<sup>th</sup> Way and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
10. 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.
11. 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.
  - a. Any proposed landscaping located within the sight triangle, shall provide the clear truck requirements.
12. Clearly depict trash enclosure on site plan.
  - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
  - b. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. A concrete apron shall also be placed entirely on private property.
13. Provide and label typical roadway cross-sections for the proposed development side of NE 17<sup>th</sup> Way 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 and proposed right of way and/or easement boundaries.
14. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate).
15. 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.
16. 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.

17. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, (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.
18. 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.
19. 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.
20. 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 city jurisdiction, as well as label all proposed improvements, including asphalt, landscaping, irrigation, lighting, etc. that will be maintained by the Applicant throughout the life of the improvements.
21. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way.
22. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

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

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



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**CASE COMMENTS:**

Please provide a response to the following:

1. 2014 Existing Map AH-8.
2. The minimum required lowest floor and machinery elevation is BFE +1.4' NAVD (9.4 ft NAVD). EXCEPTION: If the exact site specific BFE is provided based on the Flood Insurance Study profiles to the tenth of a foot, the exact site specific BFE +1' may be used.
3. If the lowest elevation of the garage floor does not meet BFE +1.4, flood vents will be required on a minimum of 2 walls in all proposed garages.

Flood vents in garage doors will only be accepted if the door and flood vent were constructed and approved via an NOA as an assembly. An approved garage door NOA and a separate flood vent NOA cannot be "combined" to create an approved assembly.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. 2020 Preliminary Flood Zone will be removed from Special Flood Hazard Area, 0.2 X.
2. Additional comments may follow pending submittal of complete plan set.

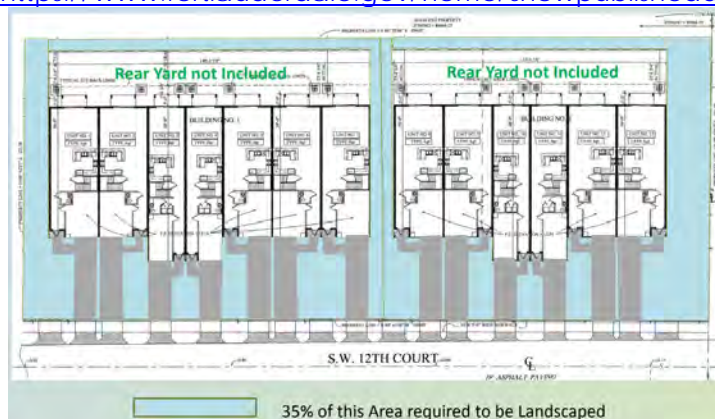


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**CASE COMMENTS:**

Please provide a response to the following.

1. For specimen size trees (18" + DBH), 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. Any relocated trees shall 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.
3. Please provide mitigation in equivalent replacement and in equivalent value. Currently proposed plans provide specifications for new tree plantings in diameter breast height (DBH), whereas the city requires mitigation equivalency in caliper inches. Please revise. Here is a link to a city web page to help with mitigation calculations.  
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/63788916962470000>
4. As per ULDR 47-21.14.A.3. only the development area of the calculated in the lot coverage measurement and rear yards shall be exempt from the required landscape area calculation (see diagram below). Areas subject to common easements (i.e. VUA) and front yards (minus access route to ROW) are not exempt. Please revise site data accordingly. This is a short cut to the NDCR city web page for additional information:  
<https://www.fortlauderdale.gov/home/showpublisheddocument/21528/636282174479670000>



5. VUA tree and shrub requirements shall be calculated using gross VUA square footage, not VUA landscape area, as per ULDR 47-21.12.C.1. Please revise.
6. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for street tree selection and placement along NE 17<sup>th</sup> Way, and for interior lot tree placement within 30 feet of utility. 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, as per ULDR 47-21.13. B.16.
7. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights. Adjust overall height of trees in sight triangles.
  8. Illustrate and label the horizontal clearance from tree trunk to edge of underground utilities 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.
  9. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
  10. 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 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.
  11. Shade trees require a minimum of 15 feet from structures. Section 47-21.9.F.1. Please illustrate on plans.
  12. Small trees and palms must be located a minimum of seven and one-half feet away from structures. Palms may be planted closer to each other to form clusters. Section 47-21.9.F.2. Please illustrate on plans.
  13. 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.
  14. As per Section 47-21.9.G. 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. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.
    - a. Tree planting areas that are reduced in width will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
  15. As per Section 47-21.12.A.2.b. the minimum 2'-6" landscape area depth proposed between edge of guest parking spaces and side property line is allowed. However, this will create an encroachment of 2'-6" when a vehicle is parked into the required 5'-0" access easement as per Section 47-18.33.B.5.c. Please revise.
  16. 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:

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 apply for these at 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. 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.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. 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, pools, 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.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. 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.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. 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.
6. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Containers: must comply with 47-19.4
9. 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



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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. Townhouses developments with 5 or more units are required to have 2.25 parking spaces per dwelling unit, the proposal has sufficient parking but correct the calculation method in the parking data table.
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. The minimum inbound and outbound stacking requirements is one (1) space. A gate cannot be placed in this 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. Provide a 10' X 10' sight triangle at the proposed driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the garage being able to see the pedestrians walking on the sidewalk against the building.
6. Explore the possibility of adding on street parking on NE 17<sup>th</sup> Way.
7. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
8. 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. 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:**

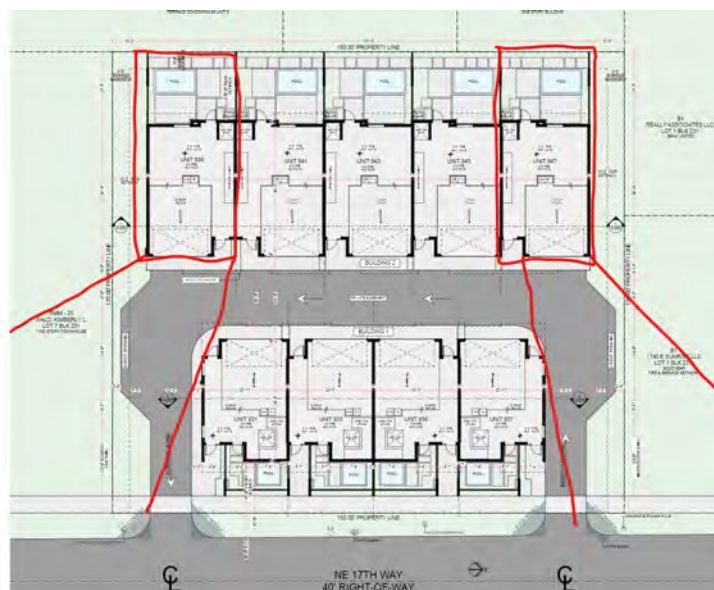
Please provide a response to the following:

- 1) 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 April 26, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City. The applicant has not provided a waiver.
- 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 is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
- 3) The site is designated Medium-High on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 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) Site Plan, Specifications for Plan Submittal, requires a survey based on opinion of title that includes any parking encumbrances or agreements.
- 6) Provide the following changes on the site plan:
  - a. Show the fee simple lot lines for the townhomes on the plan sheets and show the pedestrian easements with no obstructions at all.
  - b. Provide updated data table to show the correct setback dimensions, remove any reference to yard modifications, and remove any reference to "multifamily".
- 7) Provide the following changes on the rooftop.
  - a. The elevator and stair shaft cannot open into any type of room other than a landing and door. Currently the room shown for Building 1 is too large on the rooftop. Building 2 rooftop circulation landing is the correct layout, or it could be double the size for a landing for stair and elevator if not accessing at the same point.
  - b. The walls separating the individual rooftops can be no higher than 42 inches above the habitable rooftop height of 35 feet. See below image:





- 8) Provide the locations of all mechanical equipment including the pool equipment and the HVAC equipment.
- 9) Pursuant to ULDR Section 47-18.33.B.13.b, Sidewalk requirements, A minimum three (3) foot wide sidewalk shall connect the front entrances with the sidewalk along the right-of-way unless an alternative pedestrian access to the public sidewalk is approved by the department. Townhomes in the rear of the site do not meet this requirement.
- 10) Pursuant to ULDR Section 47-18.33.B.10.a, seventy-five percent (75%) of all fencing or walls along the front yard of a townhouse development abutting a public right-of-way must be of non-opaque materials such as vertical bars or picket fence, and shall be subject to all other requirements of [Section 47-19.5](#), Fences, Walls and Hedges. Provide more information on the opaqueness of the fence.
- 11) Pursuant to ULDR Section 47-18.33.B.11, Townhouse Garage design criteria, garages facing the public right-of-way are subject to additional requirements. The below image shows the units that would be subject to these requirements.





12) Pursuant to ULDR Section 47-25.3, Neighborhood Compatibility, the east elevation of building 1 facing NE 17<sup>th</sup> Way has large blank walls that do not seem compatible with the pedestrian realm or provide any transparency at the ground level. Provide additional improvements to the façade which will enhance and preserve the character of the surrounding neighborhood. The homes directly south of this project (although a different style), provide fenestration, transparency, and architectural features on the façade at the ground level which help to visually connect the public realm with the project.



13) 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 such screening shall be part of the building volume as well as be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:

- a. Update 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. Currently, only the parapet wall has a spot elevation;
- b. Provide screening product material including images or pictures of actual application of such.

14) Pursuant to ULDR Section 47-18.33, Single Family Dwelling, attached, Townhouses; a townhouse development shall contain fee simple lot lines for each unit, and a five (5) foot pedestrian access



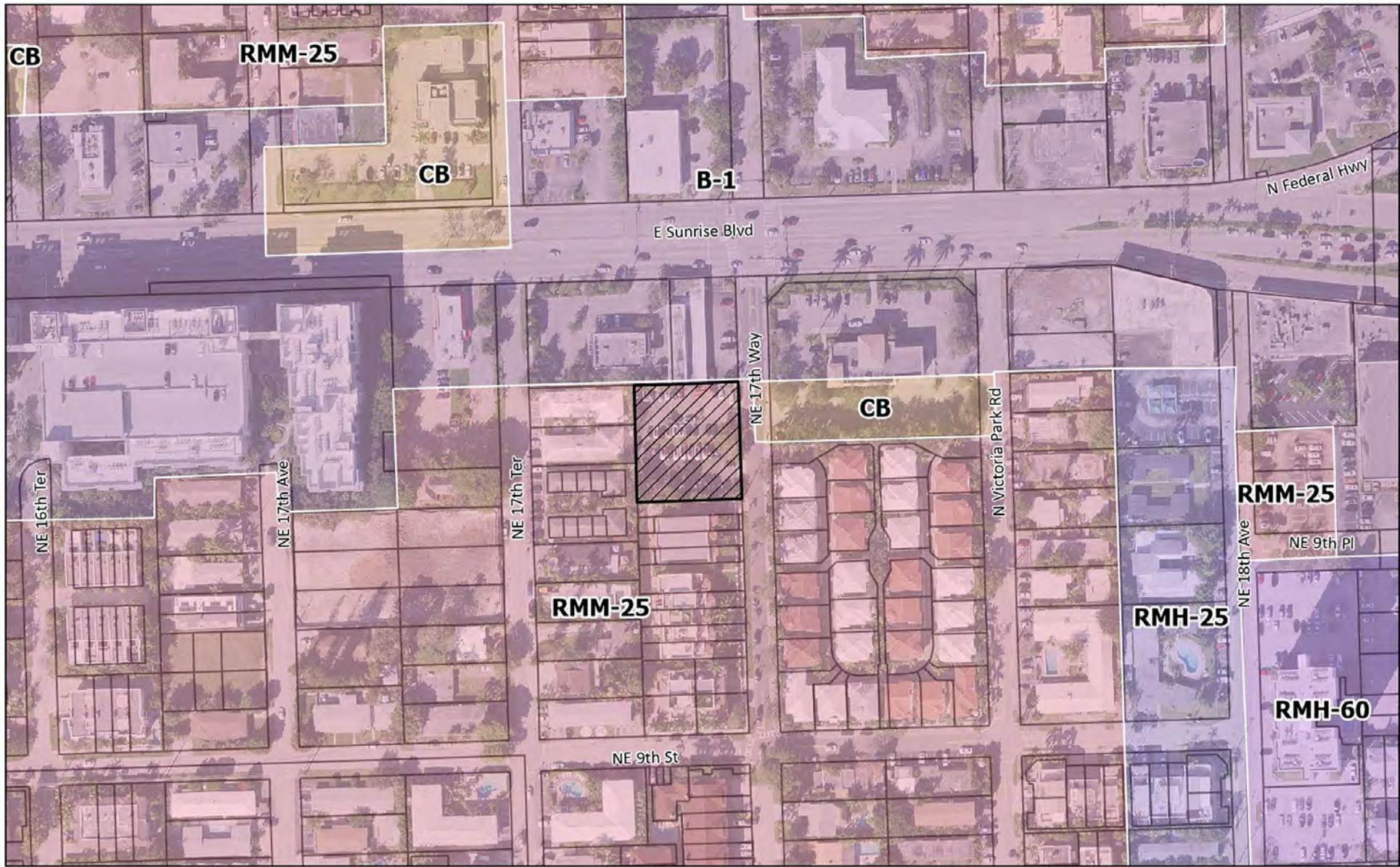
easement along the front, side, and rear property lines of the townhouse development. The fee simple lot lines and five (5) foot easements must be depicted on the site plan and on a separate plan sheet with the easements depicted and shaded in color along with any improvements including landscaping, accessory structures, and equipment (including FPL), identified on the plan. There can be no impediments located within the five (5) foot pedestrian easements. A townhouse development shall also have a recorded maintenance agreement for all common areas and any required guest parking spaces. Applicant shall coordinate with the City Attorney's Office to ensure the proposed lot line and easements are adequate prior to recordation, which may include specific language in the HOA documents or declaration agreement. City Attorney approval and recordation must be completed prior to any request for a Partial Certificate of Occupancy (PCO), Temporary Certificate of Occupancy (TCO), or Certificate of Occupancy (CO). Applicant is advised to start the recordation process as early as possible to avoid any unnecessary delays to the completion of the project.

- 15) 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:

- 16) 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.
- 17) If this project is proposing off-site staging on a separate parcel, 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.
- 18) 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.
- 19) 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.
- 20) Additional comments may be forthcoming at the DRC meeting.



# UDP-S23071 - 929 NE 17 WAY



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