

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S24059



**CITY OF FORT LAUDERDALE**





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## CASE INFORMATION

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<b>CASE:</b>	UDP-S24059
<b>MEETING DATE:</b>	October 22, 2024
<b>REQUEST:</b>	Site Plan Level III Review: Waterway Use and Modification of Required Yard for 8 Multifamily Residential Units
<b>APPLICANT:</b>	Ninety Isle of Venice, LLC.
<b>AGENT:</b>	Stephanie Toothaker, Esq.
<b>PROJECT NAME:</b>	Adria Condominium
<b>PROPERTY ADDRESS:</b>	90 Isle of Venice Drive
<b>ZONING DISTRICT:</b>	Residential Multifamily Mid Rise/Medium High Density (RMM-25)
<b>LAND USE:</b>	Medium-High Residential
<b>COMMISSION DISTRICT:</b>	2 – Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Hendricks and Venice Isles
<b>CASE PLANNER:</b>	Yvonne Redding

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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:**

Please provide a response to the following:

1. No comments from building.

**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](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, 2023, the 8th 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](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



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**DEDICATION OF RIGHTS-OF-WAY:** Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate. Easement shall extend to property lines.

**CASE COMMENTS:**

**Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:**

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Approval Letter to be provided.
2. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
  - a. Please include a sewer profile with the utility plans.
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** (10' measured from intersection point of pavement edges), 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.
4. 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.
  - a. Provide Broward County Department of Environmental Protection Surface Water Management License and the Florida Department of Environmental Protection Permit Approval for the proposed well.
5. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
  - a. Detailed information regarding the structural design of the building and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the building.



6. Sheet C-6 Pavement restoration: Pavement restoration for utilities or curb cuts within the City right-of-way must be shown on plan and shall cover full lane width. Provide a minimum 1-inch milling and resurfacing with Type S-III asphalt and tack coat for final resurface of 25-ft. in each direction of cut, per City Code of Ordinances Section 25-108. Please show restoration area/limits on plan.
7. Historic Pedestrian lighting on the southern property Line shall be shown to remain.

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. 2024 FEMA FIRM-Structure is located in AE 7. Minimum elevation of 8.4 ft NAVD OR exact site specific BFE plus +1' based on the Flood Insurance Study, is required for all areas not used for storage, building access or parking. Refer to CFR 60.3(c)(5)
2. A-0.4B: Flood information must reflect 2024 FIRM.
3. A-0.4B: Flood elevations provided in Flood Elevations panel are below acceptable elevation. Verify all areas not considered parking, storage or building access are located at minimum 8.4 ft NAVD.

All areas below BFE+1.4 are required to be wet floodproofed. Flood openings are acceptable but are required at 1 sq in to 1 sq ft ratio. A minimum of two flood openings. The openings should be installed on at least two sides of each enclosed area. The bottom of each opening shall be not more than 1 foot above the higher of the final interior grade or floor and the finished exterior grade immediately under each opening.

When openings are used in the interior walls, the total number of openings in exterior walls and total opening area should be based on the size of the entire enclosed area. Openings in interior walls do not count toward the total opening requirements based on the exterior measurement of the enclosed area.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. Refer to FEMA Technical Bulletin 1: Openings in Foundation Walls,
2. Refer to FEMA Technical Bulletin 2: Flood Resistant Materials
3. Additional comments may follow pending submission of the complete plan set.



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**CASE COMMENTS:**

Please provide a response to the following.

1. The zoning of this property requires a minimum of 35 percent of the gross lot square footage shall be in landscaping, maintained by an irrigation system, as per ULDR 47-21.13. A&B. Please note that landscape or landscaping, as per ULDR 47-21.2.A.15, is defined at ground level and open to the sky. Porous pavers and landscape area underneath building overhang (greater than 5'-0" depth roof/balcony overhang) shall not be counted towards the requirement. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum. Please revise sheet A-1.0A and landscape plans accordingly.
2. 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 and illustrate on plans (i.e. FPL transformer/easement and existing pump station). Where conflicts exist, shift the utility and/or site amenities.
3. Proposed sheet pile retaining wall shall not conflict with existing trees to remain on neighboring properties. Any necessary tree or palm removals or relocations for proposed construction shall require notarized owner consent, as applicable.
4. Landscape materials within and/or encroaching 10 feet from the wet face of the seawall not to impede visibility between 30 inches and 8 feet. Please propose trees and palms at a minimum 8 feet canopy height clearance, and other landscape materials are to be maintainable at a height not to exceed 30 inches. Illustrate 10' measurement requirement on landscape plans.
5. As per ULDR 47-23.8.B.1, a twenty-foot landscape yard is required adjacent to the existing bulkhead line and shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways, unless specifically approved by the planning and zoning board.
6. 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 permit and 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. Residential entry doors should be impact resistant glass or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area as defined in Section 768.0706(2)(a)(7) FSS.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt as defined in Section 768.0706(2)(a)(4) FSS.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. Residential units should be pre-wired for an alarm system.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking garage, hallways, pool and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days as defined in Section 768.0706(2)(a)(1) FSS.
6. All Lighting should conform to IES and CPTED standards and illumination requirements as defined by Section 768.0706(2)(a)(2) FSS. The parking area should be illuminated at an intensity of at least an average of 1.8 fc per square foot at 18 inches above the surface from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn.
7. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn as defined in Section 768.0706(2)(a)(3) FSS.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool. Locked gates with key or fob access along pool fence areas as defined in Section 768.0706(2)(a)(6) FSS. Emergency communication devices should be placed in the pool area and should be easily identifiable and accessible.
9. Light reflecting paint should be used in the parking garage to increase visibility and safety.
10. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
11. All landscaping should conform to CPTED guidelines.
12. Entry into the building and elevators should be access controlled to provide enhanced security for the residents and deter unauthorized access.
13. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



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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. Solid waste collection shall be from a private loading dock.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. Containers: must comply with 47-19.4
10. 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.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
12. Recommend trash chute accommodate recycling.
13. Draw equipment on the plan to show it will fit in trash room.
14. 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.
15. 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. 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. The site does not meet the minimum one (1) stacking space requirement from the back of sidewalk. Revise the plans accordingly.
2. 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 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:
  - a. A deceleration lane will be located at the driveway, or
  - b. 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
  - c. 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.
  - d. The traffic impact statement must formally request the reduction in stacking distance but will not allow the minimum stacking distance from the property line into the site to be less than 10 feet.
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. Provide a 10' X 10' sight triangle at the proposed garage 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.
5. Place the guest parking closer to the main access point to remove the guess work if a parking space is available for a guess and to prevent unnecessary turn around movements in the garage.
6. Additional comments may be provided upon further review.



Case Number: UDP-S22059

**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
2. Pursuant to Public Participation requirements of ULDR Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    - i. Provide a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
    - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
  - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. The date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
  - c. Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
3. The site is designated Medium High Residential on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before March 23, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
5. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
6. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice

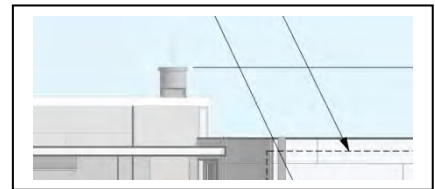


requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.

7. Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.
8. Provide additional screening within the garage to shield interior garage lighting and install shielding material along all elevation facing the neighboring properties.
9. Provide the proposed fence and gate dimensions, photographic example of proposed material and color on the detail plan sheet. Fence and gate should provide a high level of opacity in order to allow a view of the water from the pedestrian perspective on both the rear and front of the property.
10. Provide written confirmation from Florida Power and Light (FPL) regarding the proposal to underground the utilities lines at this location and how the lines will continue along the street.
11. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
  - a. Sec. 47-23.8, Waterway Use, include encroachments for the pool, deck, BBQ area and the balconies above which encroach into the 20-foot yard;
  - b. Sec. 47-23.11, Modification of Required Yards, include each yard encroachment into the required  $\frac{1}{2}$  height requirements, also justify the front yard modification as alters the existing streetscape, the proposed request exceeds recent yard modifications approved along the ROW;
12. Pursuant to ULDR Section 47-5.36, the maximum height allowed for multi-family in the RMM-25 zoning district is 55 feet. The height of building and structure shall be measured from grade to the uppermost part of the roof or structure. Yard dimensions in this district are the minimum requirements. In no case shall the dimensional requirements be less than an amount equal to one-half ( $\frac{1}{2}$ ) the height of the building, when this is greater than the specified yard minimums. Modification of required yards may be permitted subject to the requirements of Modification of Yards, Section 47-23.11.
13. Provide the following changes to the site plan:
  - a. Consider reducing the curb cut width along the right-of-way;
  - b. Provide dimensions to the first parking stall;
  - c. Provide measurement to "swim spa equipment room" that appears to be the closest point on the structure.
  - d. Provide measurement from property lines to balconies. The pool, deck and balconies project into the waterway use area. Pursuant to ULDR Section 47-23.8, a twenty (20) foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yard shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways reasonably necessary to serve permitted multifamily waterfront uses, unless specifically approved by the PZB;
  - e. Provide location of trash pickup location; and
  - f. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.

14. Provide floor plan for residential floors (Floors 2-5).
15. Provide the following on the roof plan:
  - a. Exterior walkways and elevator landing areas may not be enclosed;
  - b. Provide spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening. Screen panels should be a minimum of 6 inches higher to properly conceal the mechanical equipment;
  - c. Provide height of mechanical equipment on roof plan;
  - d. Verify with engineering and/or building plan reviewer that the openings are permitted for the generator room;
  - e. Provide a detailed emergency evacuation plan for the roof furniture including shading devices and furniture, and planters. These items must not be affixed to the roof or parapet walls.

16. Provide the following on the elevation plans:
  - a. Parapet should be raised to conceal the vent on the roof.
  - b. Show "swim spa equipment" room on north elevation.



17. Provide the following on the rendering:
  - a. Provide details regarding trash container staging area.

18. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*
  - a. Provide aerial oblique perspectives of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines;
  - b. Provide a context plan of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks;
  - c. Provide context elevations (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties;
  - d. Provide project cross sections clearly indicating how the proposed development will interact with the surrounding properties;
  - e. Provide pedestrian-level perspective renderings of project as viewed along (street);
  - f. Provide detail of ground floor elevations with scale no less than 1/4" = 1'. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials; and,

19. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:





- a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
  - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
  - c. Provide screening product material including images or pictures of actual application of such.
20. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Garage internal lighting fixtures, vehicle headlights in garage, and glare cannot be visible from neighboring properties.
21. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
22. It is recommended the following pedestrian and bicycle-related comments be addressed:
- a. Provide bicycle parking for visitors in visible, well-lit areas as close as possible to pedestrian entryways/doors. Where possible, locate bicycle parking in an area that is sheltered/covered;
  - b. Provide bicycle storage lockers for residents, preferably in a room with natural light; and,
  - c. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Ben Restrepo at [brestrepo@fortlauderdale.gov](mailto:brestrepo@fortlauderdale.gov).
23. Pursuant to ULDR, Section 47-19.3, Boat slips, docks, boat davits, and similar mooring structures, indicate on plans the dimensional and percentage requirements pursuant to the ULDR and such proposed by the plan. In addition, proposed boat docks require sign-off from Andrew Cuba, Supervisor of Marine Facilities and an approval from the Broward County Environmental Protection Department prior to Planning and Zoning Board submittal.
24. This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
25. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainabledevelopment/building-services/building-permits/park-impact-fee-calculator>.

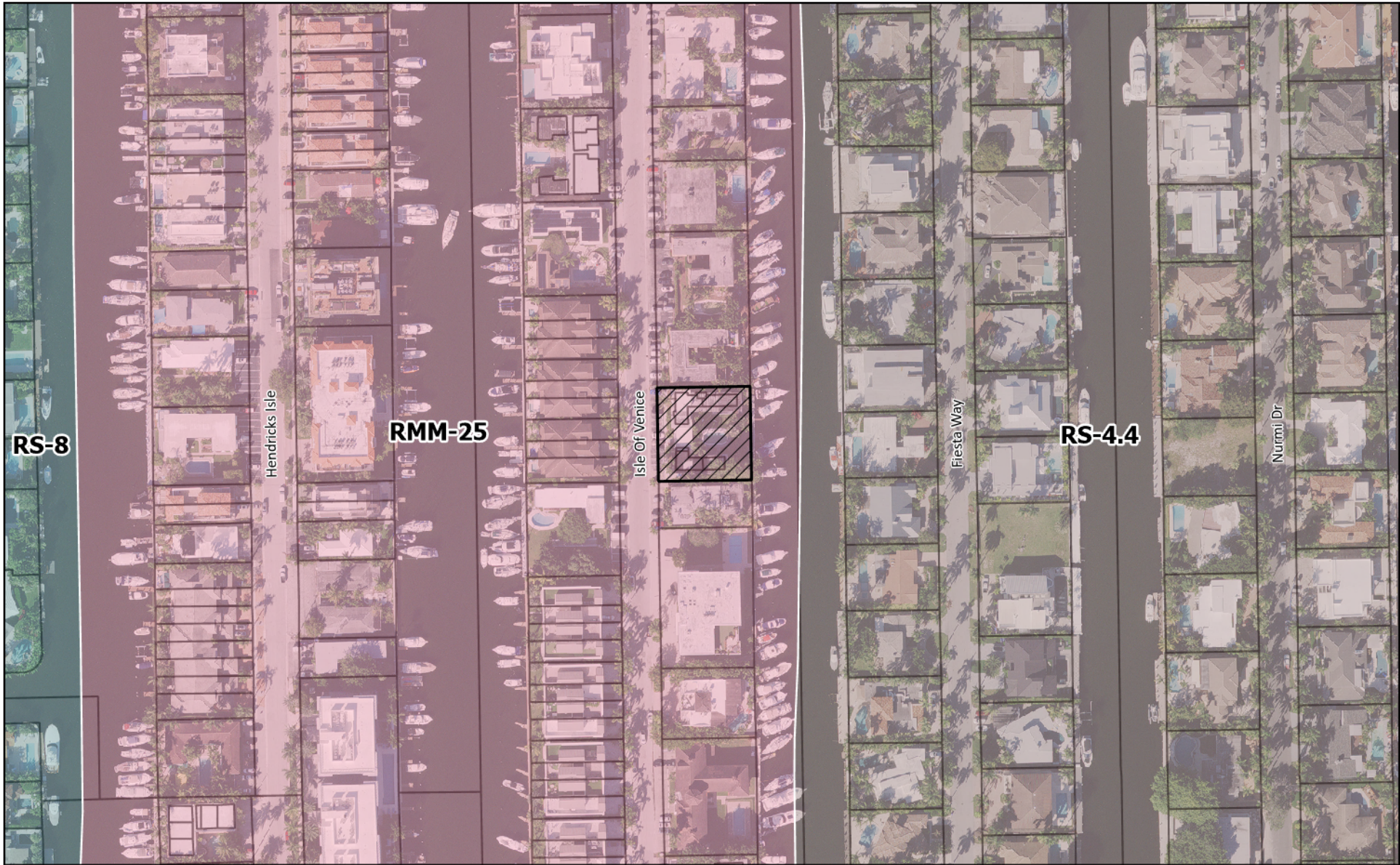
## **GENERAL COMMENTS**

The following comments are for informational purposes.



26. Provide a written response to all DRC comments within 180 days.
27. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
28. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
29. Additional comments may be forthcoming at the DRC meeting.





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