

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24062



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24062
MEETING DATE:	October 22, 2024
REQUEST:	Site Plan Level II Review: 8-Unit Townhouse Development
APPLICANT:	Duke at 837 NE 20th Avenue, LLC.
AGENT:	Gustavo Carbonell, Architect
PROJECT NAME:	Townhouse for Crown Holdings, LLC.
PROPERTY ADDRESS:	838 NE 20th Avenue
ZONING DISTRICT:	Residential Office (RO)
LAND USE:	Medium-High Residential
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Victoria Park Civic Association
CASE PLANNER:	Michael Ferrera

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. Per section 903.2.11.3.1 of the FBC, townhouses that are three or more stories tall and consist of three
2. or more units together are multiple-family dwellings and require a sprinkler system. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
3. Specify fire-resistance separation requirements between townhouses based on section R302 of FBC 2023 Residential Volume.
4. Per Chapter 2 of the 2023 FBC townhouses are single-family dwelling units with property lines separating such units and each unit will required to have its own folio number.
5. During the permitting process each townhouse will require a separate building permit for construction.

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, 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
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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CASE COMMENTS:

Prior to Planning and Zoning Board Meeting or City Commission Meeting or Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. Sheet SP-1: Provide a curb bump-out at the corner of NE 8th Ct. and NE 20th Ave. The bump-out shall encompass the gore area on NE 20th Ave. with a transition to accommodate the parallel parking just south of the corner.
 - a. Adjust the inlet at that corner, provide details.
 - b. Identify by CR type and align the curb ramp for linear pedestrian traffic flow across NE 8th Court.
2. Sheet SP-1: show location of the Catch Basin located near the corner of NE 19th Ter & NE 8th CT.
 - a. In reference to the parallel parking on NE 19th Terrace; provide "F" curb at the approach (southern end) of the taper, that transitions into a valley gutter across the opening and "D" curb to the back of the parallel parking.
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.
4. Sheet L-1: 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 PL (back of sidewalk edges), for clear view of pedestrian traffic. 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.
5. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
6. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking garage entrances. Sheet PD3 of 8 has 18' pinch points where plant boxes exist, provide a vehicle turning diagram to verify back out clearances of the internal circulation.
7. 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.



8. Conceptual Paving, Grading, and Drainage Plan:
 - b. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - c. Additional coordination maybe required for projects located within Victoria Park neighborhood, which is part of a City Drainage Master Plan.
9. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
10. 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.
11. 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.
12. Prior to building permit submittal/issuance: **the construction fence shall not encroach within intersection corner 25-foot sight triangles**, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

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 is effective FIRM-Structure is located in a Special Flood Hazard Area, AE 7. The minimum FFE for the structure is 8.4 ft NAVD.
2. Provide FFE in NAVD, including garage. If the lowest elevation of the garage floor does not meet BFE +1.4, flood openings 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. Please provide location of openings and calculation for size of openings required. The bottom of each opening shall be not more than 1 foot (305 mm) 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 FBC R322.1.6- Mechanical, plumbing and electrical systems shall be at or above Flood Elevation (Base Flood Elevation + 1.4 foot) except that minimum electrical service required to address life safety and electric code requirements that conform to the provisions of the electrical part of the building code for wet locations. The prohibition applies to, but not limited to, generators, heating and cooling equipment, hot water heaters, pressure tanks, electrical junction boxes or circuit breaker panels, washers, dryers, freezers, toilets, and sinks.
2. Refer to Technical Bulletin 1: Requirements for Flood Openings in Foundation Walls and Walls of Enclosures
3. Additional comments may follow pending submission of the complete plan set.

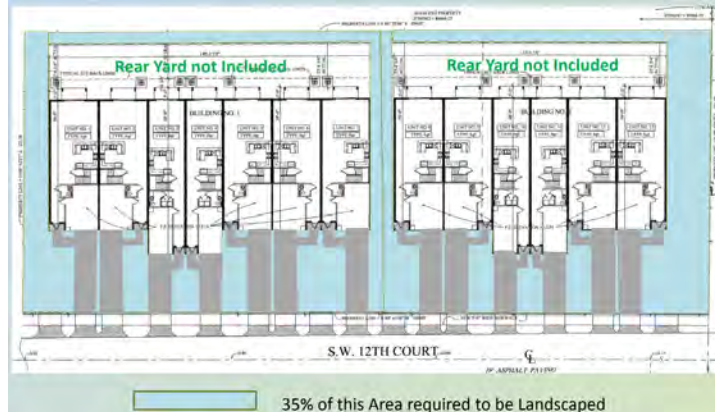


Case Number: UDP-S24062

CASE COMMENTS:

Please provide a response to the following.

- 1. The zoning of this property requires a minimum of thirty-five (35%) percent of the gross lot square footage shall be in landscaping...
2. 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 35%, or 25% if applicable, landscape area calculation...



- 3. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for both street tree selection and placement...
4. Illustrate and label the horizontal clearance from tree trunk to edge of underground utilities on the landscape plan...
5. Utilities must be protected using a root barrier fabric wrap or equivalent...
6. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines...

and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.

7. As per Section 47-21.9.G.2. 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 two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension. Proposed Pigeon Plum trees along NE 19 TERRACE and NE 20 AVENUE do not have sufficient planting space. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
8. Investigate the placement of proposed street trees along NE 20 AVENUE in an area located between the roadway and the property line, as per ULDR 47-21.13.B.16, such as a landscape strip or parallel parking bulb-outs.
9. There is a conflict between the existing 5'-00" FPL utility access easement along the southern property line and the proposed VUA planting area, including Orange Geiger trees and Clusia hedge. Please revise.
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:

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.

Case Number: UDP-S24062

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, 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.
9. All landscaping should conform to CPTED guidelines.
10. 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.



Case Number: UDP-S24062

CASE COMMENTS:

1. Minimum parallel parking stall length per section 47-20.11 shall be 24 feet long. Revise the plans so the minimum length is met.
2. Construct a landscape bulb out at the southwest corner of the NE 8th Court and NE 20th Avenue intersection adjacent to the proposed development site. This bulb out shall be protected with concrete curb and gutter and should take up the space of the existing striped gore out area on NE 20th Avenue
3. Additional comments may be provided upon further review.



Case Number: UDP-S24062

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 home creates, and it is the best way to reduce monthly waste disposal costs.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
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. 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).
6. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
7. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
8. Containers: must comply with 47-19.4
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-S24062, Duke Townhouses at 837 NE 20th Avenue

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 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> and a map of neighborhood associations may be found at:
- 2.
3. <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
4. 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.
5. 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 January 23, 2025, 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.
6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
7. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
8. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public-school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.



9. The following application submittal requirements and specifications need to be addressed for staff to conduct a full review. Be advised that staff reserves the right to generate review comments based on the submittal of the missing items below. Staff has provided more detail comments herein.
 - a. Provide Traffic Statement.
 - b. Provide legal survey based on title commitment.
 - c. Site photometric plan.
 - d. Colored elevations.
10. Provide the following changes on the site plan:
 - a. Provide location of trash and recycle bins on site at time of trash pick-up;
 - b. Pursuant to Section 47-18.33, seventy-five (75%) of all fencing shall be non-opaque. Provide fence details and opaqueness.
 - c. Provide fence gate details.
 - d. Provide location of pool mechanical equipment.
 - e. Provide location of mailboxes or community mailbox.
11. Provide the following changes to the elevations:
 - a. Provide colored elevations with materials labeled and identified.
 - b. Show setback dimensions from the property lines.
12. There are two roof plans depicted on Sheet A-2, which depict different information. Provide a roof plan that accurately depicts the proposed building roof.
13. 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. See comments below for any specific conflicts as initially identified by staff as part of this DRC review.
14. Pursuant to Section 47-18.33.B, Site Design Criteria, the project does not meet the following requirements:
 - a. Section 47-18.33.B.3, Group Limit, provide the specific percentage of setback that the front façade is recessed from the rest of each townhouse group;
 - b. Section 47-18.33.B.7, Entrance requirements, all units facing the public right-of-way must have entry features that are compliant with 47-18.33.C.6; provide dimensions of the distance between the principle entrances.
 - c. Section 47-18.33.B.10, Fence and Wall Requirements, a wall or fence must be installed between the development site and any neighboring residential property when parking is placed in the rear of the development site, unless specifically requested and then approved by the Planning and Zoning Board; provide fence details for the fence on the south side facing residential.
 - d. Section 47-18.33.B.4, Access, provisions satisfactory to the City Attorney's Office shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group.



15. Pursuant to Section 47-18.33.B.5.e, Additional Requirements, any portion of the structure abutting the side yard that exceeds 22 feet in height shall be setback a minimum of one foot for each foot of height above 22 feet. There shall be no building elements in the required setback. Further clarification is needed with regards to whether the south portion of the property is the rear or side yard. There should be a front yard facing NE 8th Court, side yards facing NE 19th Terrace and NE 20th Avenue and a rear yard facing south.
16. Pursuant to Section 47-18.33.13, a minimum three (3) foot sidewalk connecting the front entrances with the sidewalk along NW 11th Court is required. Provide a response to this comment and depict on plans how this is being achieved.
17. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; 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 that clearly indicates the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as spot elevations of the 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. Note, screening needs to be 100% opaque.
18. Provide height clearance between both townhouse groups. Confirmation from the Fire Department regarding vertical access/clearance will be required. Contact Bruce Strandhagen via email at bstrandhagen@fortlauderdale.gov.
19. On sheet SP-1, there are anchors that are depicted to be relocated. Clarify if poles will remain. In addition, there are overhead utilities on the proposed 5-foot access easement that need to be removed to maintain a clear pedestrian path.
20. Sheet L-1 depicts trees and sod on the proposed 5-foot access easement and proposed guest parking. As proposed, the trees cannot be placed on the access easement as a clear path is required. In addition, clarify how the issue with the sod on guest parking will be resolved as sod cannot be utilized for parking.
21. As proposed, there is insufficient information to thoroughly comment on the overall design of the buildings. However, based on the elevations provided, the townhouse building appears too linear. More diversification in design needs to be incorporated such as building articulation with varying step backs, material changes, minor wall offsets, height variations, and accent lines. See below for examples. These images are meant to provide a visual representation of certain design aspects mentioned above and are not all encompassing of potential solutions. In addition, staff will review and provide additional commentary upon the next resubmittal when colored elevations and renderings are provided.



Articulation and Material



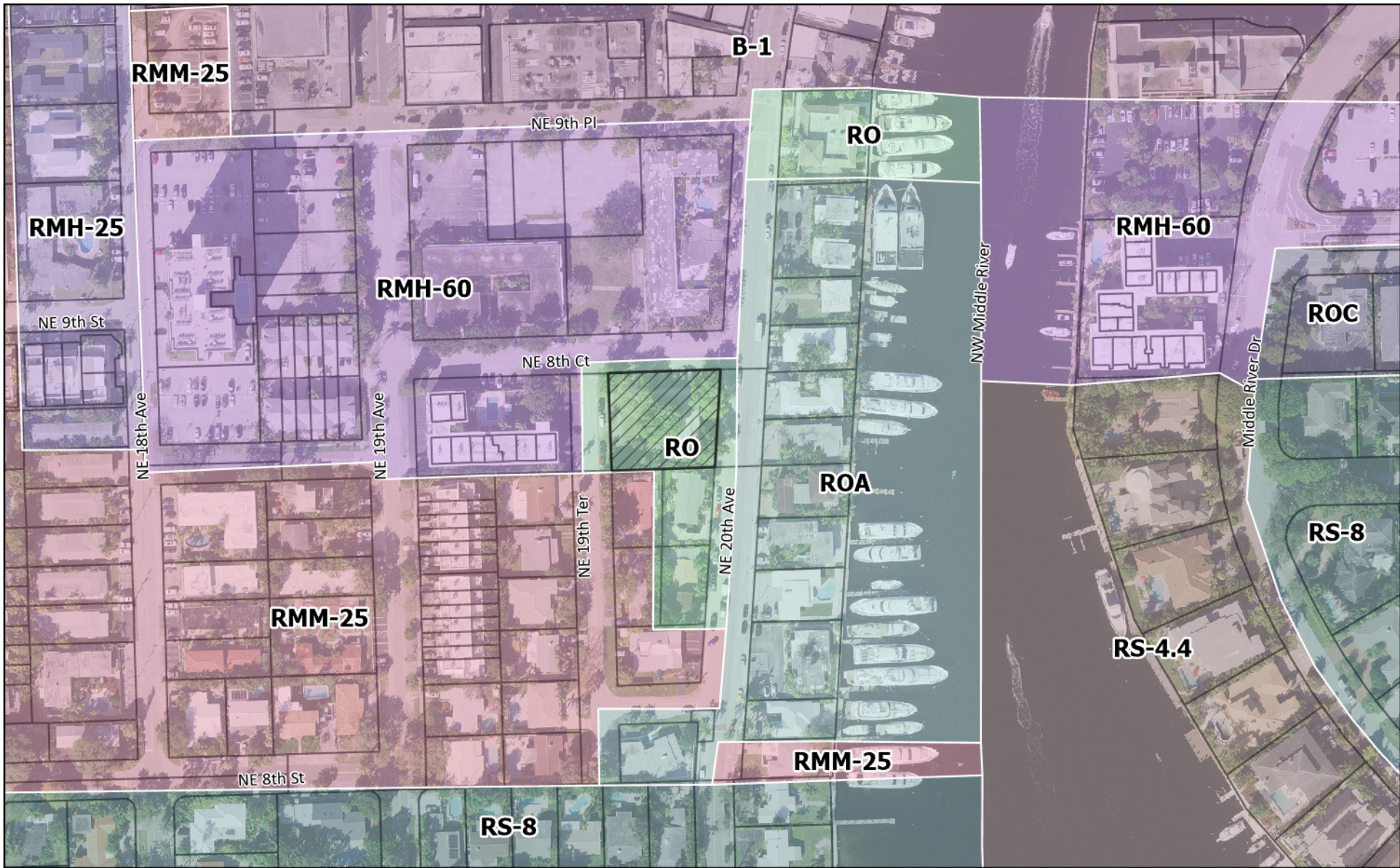
Ground Level and Entrances



GENERAL COMMENTS

The following comments are for informational purposes.

22. 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.
23. 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.
24. 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.



UDP-S24062 - 838 NE 20 AVE

