



Planning and Zoning Comments

First DRC Review

1174-1185 Hillsboro Mile

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1. Plat note amendment will be required as development allows 6 single-family homes on Parcel A and six single-family homes on Parcel B or a total of 12 units. **1. OK**
2. Verify that Access openings on plat are consistent with locations of proposed driveways **2. OK**
3. Proposed height of tower on Parcel B does not meet height maximum set forth in Sec 12-142 of the Land Development Code **3. see appeal**
 - a. No building or structure shall exceed 35 feet and shall not exceed 3 stores above the dune elevation east of Hillsboro Mile and 35' above crown of road west of Hillsboro Mile
 - b. Decorative features, not including signs, nor containing any living areas and not covering more than 20 percent of the roof area may be erected to an additional height not to exceed 15 feet. **4. see dimensions in A3-01 and A3-02**
4. Verify that garage is not higher than 30' to meet required setback.
 - a. Side yard on each side of the building must have a width of not less than 15 feet measured from the roof overhang, or 6 inches per foot of building height, whichever is greater.
5. Density is a maximum gross density of 16 dwelling units per acre Sec. 12-215 **5. see A0-05**
6. Provide SF of residential in data table for the site plan **6. see A0-06**
7. Parking required space size is 9x18 and must have direct and unobscured access from a paving aisle unless waived by DRC. **7. parking spaces measure 9x18. Waiver to be requested.**
 - a. Using Tandem parking for required parking **7a. no tandem space used to meet min. parking requirement.**
8. Site needs to be accessible by single use truck 12-489(A)(3)(a) **8. See updated civil plans**
9. Provide construction site management plan which is considered by the Town Commission prior to approval of site plan and building permit. **9. to be provided**
10. 45' setback for the podium ends at the edge of the 10' roadway easement. Required setbacks are within the 10' roadway easement. Staff to review FDOT plans to determine impact of roadway construction on required setback. Utility easements also part of this area. **10. see prepared FDOT document**
11. Remove wheel stops from A1-07 in front of garages of townhomes. **11. see sheet, wheel stops removed.**
12. Provide heights of all structures of building on A3-02 and identify what is included in each. **12. see updated A3-02**
13. Provide maximum height of townhomes on A3-03 **13. see updated A3-03**
14. Provide maximum height of private recreation area on A3-04 **14. see updated A3-04**

15. Provide rendering of delivery area for east side of AA from roadway 15. see A4-03
 - a. Need to verify traffic has reviewed truck movements in this location.
16. Provide photometrics for main pool areas to ensure light spillover does not encroach into adjacent properties. 16. see A1-21
17. What are the hours of operation for the tennis center? Is the center for owners of the development only? 17. Tennis Center for owners and their guests only.
 - a. If utilized by FDOT, there will be no front landscaping area between roadway and podium.
 - b. Same for east and west side of A1A.
 - c. 22' utility easement also part of this area. Are there requirements/restrictions on what can be planted here?
18. Setback for dock on NW corner should be a minimum of 15' from property line 18. Setback is 31ft
19. State whether gross or net acreage is being used in A0-05 19. See updated A0-05. using gross SF
20. Show neighboring ownership and zoning on A1-00 19. See updated A1-00.
21. Provide dimensions of all landscape buffers including beach path on north side of property on A-00 21. See updated A1-00.
22. 107' 7" measurement for side setbacks do not include balconies. What is the setback with balconies included? 22. See updated A1-00.
23. Remove wheel stops from A1-07 for garage parking 23. See A1-07, wheel stops removed.
24. Are restaurant/coffee areas being used by the public or residents only? If public, restaurant will require a Conditional use 24. Future amenities only to be used by residents and their guests. Not for public use.
25. A3-03 height of building including all structures 25. See updated A3-03
26. Provide percentage of roof area per Sec 12-142(B) "It is further provided that purely decorative features such as cupolas, tower, railings, not including sign, nor containing any living areas and not covering more than 20% of the roof area may be erected to an additional height not to exceed 15 feet..." 26. See updated A1-17