



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** July 13, 2021

**PROPERTY OWNER:** CDH Management, LLC.

**APPLICANT/AGENT:** Juan Jurado, Premiere Design Solutions, Inc.

**PROJECT NAME:** 1212 Townhomes

**CASE NUMBER:** UDP-PRE21003

**REQUEST:** Preliminary Site Plan Review: Multifamily Development with Five Residential Units

**LOCATION:** 1212 NW 3rd Street

**ZONING:** Residential Multifamily Mid Rise/Medium High Density (RMM-25)

**LAND USE:** Residential Medium High Density

**CASE PLANNER:** Nicholas Kalargyros



Case Number: UDP-PRE21003

**CASE COMMENTS:**

Please provide a response to the following:

1. Update the building code references to the current 2020 Florida Building Code - Seventh Edition [F.B.C.101.2]
2. Provide accessible parking space in accordance with Section 208 of the FBC Accessibility volume.

**GENERAL COMMENTS**

The following comments are for informational purposes.

3. 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.
4. All projects must consider safeguards during the construction process. Florida Building Code 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.
5. 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://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

6. On December 31<sup>st</sup>, 2021 the 7<sup>th</sup> 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;
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

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



Case Number: UDP-PRE21003

**CASE COMMENTS:**

1. Existing sanitary sewer lateral for this parcel has been previously plugged by lining of the main. Coring of the liner to use the existing wye will not be allowed. A new 6" PVC lateral must be constructed where specify Lined Main Tap™ (LMT) Saddle is to be used at point of connection.
2. Water and Wastewater Capacity Availability will be required for the Development Review Committee process, and to help guide discussions to identify any questions or comments in relation to the project demand on water and sewer infrastructure.
3. Right-of-way landscaping swale improvements will be required at time of submittal in conformance with City of Fort Lauderdale standard detail.
4. On-site grading shall not exceed 4:1 slope on landscaping/retention areas.
5. On-site stormwater runoff calculations which demonstrate compliance with South Florida Water Management requirement. Note, project is within the Dorsey Riverbend stormwater adaptation area. Pre vs post development analysis shall not be considered, physical retention of the 25-year, 3-day design storm event will be required to be maintained on site with zero discharge to Right-of-Way and adjacent properties.
6. The 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.).
7. Proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details shall demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way and properties.

Case Number: UDP-PRE21003

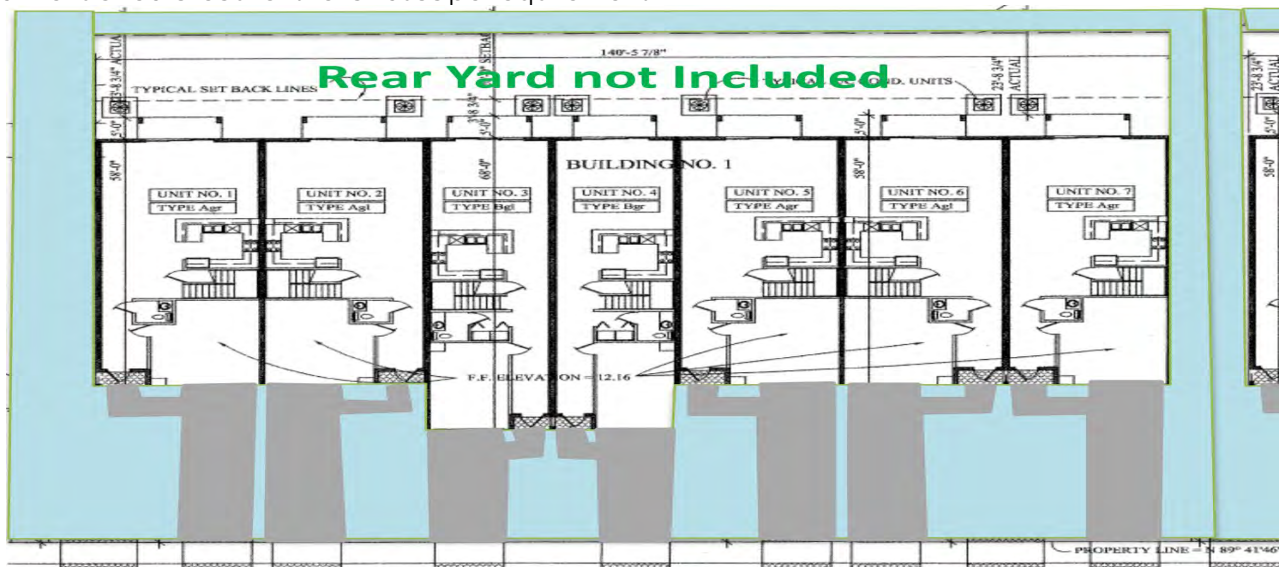
**CASE COMMENTS:**

Please provide a response to the following:

1. Landscape Architect to prepare Landscape plans.
2. 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.
3. Illustrate and label the horizontal clearance from tree trunk to edge of utility 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. Provide a cross section detail to illustrate this clearance. It appears that there may be an underground water utility within the city right of way that may conflict with street trees. Depending upon horizontal clearance from the utility will determine what will be usable as street trees.
4. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.  
The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.
  - a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
  - b. Provide Structural Soil Detail and composition.
5. There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.
6. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8.I.
7. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.



8. The zoning of this property requires at least one tree for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty percent of the trees shall be shade trees. Please illustrate the calculations and planting on plan.
9. The zoning of this property requires at least twelve ornamental shrubs for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. Shrub planting requirements are in addition to the VUA requirements. At least 50 percent of all required shrubs shall consist of native species. Please illustrate the calculations and planting on plan.
10. 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. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum. The sketch below is taken from the Neighborhood Design Criteria Revisions (NDCR viewable on the city web page) as to the area that is required to meet the 35% landscape requirement. The areas that the calculation is taken from is the front-yard, total side-yard and 5 feet wide pedestrian path. Areas that are not included within the calculations of the 35% landscape area is the rear-yard, the structure, and the driveway and front-yard sidewalks. Any paving within the side-yard, pedestrian pathway and/or other hardscape within the front-yard is to be calculated from the overall 35% landscape area. Please provide an overlay sheet demonstrating the dimensioned areas for the landscape requirement.



11. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
12. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
  - a. tree number for each
  - b. botanical name and common name for each
  - c. trunk diameter, in inches, at chest height for trees
  - d. clear trunk in feet for palms
  - e. condition percentage as a number for each
  - f. indicate status for all existing trees/palms on site (remain, relocate, remove)



13. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.
14. Provide, in tabular format, all required versus provided landscape calculations.
15. Please investigate reworking the areas adjacent to the kitchens to provide landscape area with installed plant and tree materials. This would enhance the area between the structures, provide a sense of place for the occupants, and work towards the site code requirements.
16. The Department would ask that large, full, and heavily planted areas be between the vehicle use area and neighboring properties to mitigate head light glare from spilling over.
17. Please calculate the retention areas (if need be) to be able to have appropriate tree species proposed within those retention areas.
18. Additional comments may be forthcoming prior to DRC sign off.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

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 not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. 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-PRE21003

**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. A CCTV system should be employed throughout the property with focus on entry/exit points, parking, and common areas. It should be capable of retrieving an identifiable image of a person.
7. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
8. All lighting and landscaping should follow CPTED guidelines.
9. Parking entry should have access control.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. It is highly recommended that the managing company make arrangement for private security during construction.
2. Please submit responses in writing prior to DRC sign off.



Case Number: UDP-PRE21003

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
4. Service Days shall be per the City's residential routing schedule.
5. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service.
6. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
7. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
8. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of restaurants if applicable, and indicate whether is Pre or Final DRC.
  - a. 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 [smccutcheon@fortlauderdale.gov](mailto:smccutcheon@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None





Case Number: UDP-PRE21003

**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 the driveway.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
3. Illustrate clear sight triangle for the intersections and driveways.
4. 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.



Case Number: UDP-PRE21003

**CASE COMMENTS:**

Please provide a response to the following:

1. Be advised, the proposed development does not meet the specific use requirements for residential type and therefore, is not permitted as designed. Staff has identified options to assist the applicant in determining the appropriate path for development approval.
  - a. Applicant may split the development site into two separate development parcels for submission to the City. One submittal would consist of a two-family building and the other submittal would contain three multi-family units. Each submittal will need to meet the applicable code requirements on its own including parking, retention, access, etc. This option allows the applicant to proceed directly to building permits with no requirement for DRC application.
  - b. Applicant may redesign the development site as a multi-family project and meet the applicable code requirements for such. Please note that reduced setbacks are not permitted for multi-family developments. This option requires a DRC application for Site Plan Level II review prior to submitting for building permits.
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/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Northwest Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Preliminary development submittal package did not meet the technical specifications for formal Development Review Committee site plan submittal and did not contain a Boundary and Topographic Survey.
  - a. Provide a signed and sealed boundary and topographic survey 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.
  - b. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).
5. Pursuant to ULDR Section 47-18.33.A, a townhouse development shall include three (3) or more attached single family dwelling units where each individual single family unit and land thereunder is owned in fee simple. A townhouse development shall include one (1) or more townhouse buildings. A two-family building and a townhome building are considered two different uses and cannot be on the same development site. The lots would need to be split and each parcel will need to become its own standalone development proposal in terms of access, stormwater retention, parking, etc.



6. Pursuant to ULDR Section 47-18.33.B.3, Group Limit for Townhouse Developments; A minimum of twenty-five (25) percent of the townhouse group's front facade shall be set back an additional five (5) feet from the rest of the front facade.
7. Pursuant to ULDR Section 47-18.33.B.7.b, all units facing the public right-of-way must have roofed landings that are architecturally designed with material similar to and integral with the principal structure. The north elevation (the side that faces the right-of-way) should emphasize and blend in seamlessly with the residential nature of the surrounding neighborhood. This elevation should not appear as the side of a residential home as currently proposed but rather the front of the home that exemplifies a homes exterior features. Clarify the material used for the roofed landings on the entrances.
8. Pursuant to ULDR Section 47-18.33.B.10, Fence and Wall Requirements for Townhouse Developments; A wall or fence with dimensions must be installed between the development site and any neighboring residential property. Ensure that the wall or fence is located within the development site. Provide material of fences alongside the percentage of opaqueness. 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.
9. Provide the following changes on site plan:
  - a. Consider reorienting the buildings along the right-of-way to better conform to the existing neighborhood and incorporate walkup units with usable outdoor space.
  - b. Pursuant to ULDR Section 47-18.33.B.13, Sidewalk Requirements for Townhouse Developments; Add minimum five (5) foot wide sidewalk along NW 3<sup>rd</sup> Street abutting the property along the full length of the property line.
  - c. Relocate the staging area for the garbage receptacles onto private property from the right-of-way; potentially next to the bicycle rack.
  - d. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
  - e. 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.
  - f. Clearly define, dimension, and increase line weights of the property line, required setbacks, easements, sidewalks, fences, and other pertinent elements on the site.
10. Provide the following changes on elevations:
  - a. Pursuant to ULDR Section 47-18.33.B.3, Group Limit for Townhouse Developments; provide specific percentage of setback that the front façade is recessed from the rest of each townhouse group.
  - b. Consider redesigning the façade of the north elevation of both buildings to resemble the front of a home since the buildings are seen from the right-of-way and should be viewed as the entrance of the development.
  - c. Ensure variations in façade are clearly shown on all applicable elevation sheets.
  - d. Show setback dimensions from the property lines on the elevation pages.

### **GENERAL COMMENTS**

The following comments are for informational purposes.


11. An additional follow-up coordination meeting prior to formal submittal may be required to review project changes necessitated by the Development Review Committee comments. Prior to Development Review Committee Site Plan Level II submittal, please schedule an appointment with the project planner ([NicholasK@fortlauderdale.gov](mailto:NicholasK@fortlauderdale.gov)) to review project revisions.



- 
12. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. For any questions regarding construction sites, contact Noel Zamora, Structural Plans Examiner (954-828-5536).
  13. Additional comments may be forthcoming at the Development Review Committee meeting. A written response to Development Review Committee comments for this submittal is not required.



**LEGEND**

 Subject Site

UDP-PRE21003 - 1212 Townhomes



X-P