



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 11, 2022

PROPERTY OWNER: Shawn Howell

APPLICANT/AGENT: Evoral Jackson

PROJECT NAME: Palm Island

CASE NUMBER: UDP-S21055

REQUEST: Site Plan Level II Review: 15 Unit Townhouse
Development

LOCATION: 2308 NW 26th Street

ZONING: Duplex and Attached One-Family Dwelling District
(RD-10 County Zoning)

LAND USE: Irregular 18.07

CASE PLANNER: Michael Ferrera

Case Number: UDP-S21055

CASE COMMENTS:

Please provide a response to the following:

1. Designate Fair Housing Provisions per FBC Accessibility volume.
2. Group R-3 facilities include all single-family dwellings more than three stories in height [FBC 2020-310.5] Single family dwellings three or less stories in height are not classified as Group R-3 and are regulated by FBC Residential volume [FBC 2020-R101.2] Please update the group classification to a townhouse single-family dwelling.
3. Attached single-family townhouse units must be separated by property lines separating such units per chapter 2 of the 2020 FBC Residential Volume.
4. Specify fire-resistance separation requirements between townhouses based on section R302 of FBC 2020 Residential Volume.

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. 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.
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://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=C OOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th 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
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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CASE COMMENTS:

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

1. Obtain a letter of service availability from the City's Public Works – Engineering Department by submit water and wastewater capacity availability request form and documents/ plans at: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
3. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
4. Please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show 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).
5. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
6. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
7. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system)), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways.
8. 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, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties.

9. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. 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).
10. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
11. 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. Tree preservation requirements apply and should be followed. Please investigate relocation of the trees and palms on site.
2. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
3. 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)
4. 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. Please demonstrate how the equivalent replacement will be provided and equivalent value if necessary.
5. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
6. Please have a Landscape Architect prepare, seal, and sign proposed Landscape plans.
7. Verify if a right of way dedication is required, if required and this provides added landscape width to the ROW, street trees will be required along NW 26th Street.
8. Other city staff may ask along with the Landscape Department that landscape area and materials be provided between the structures and of the proposed parking lots. Please demonstrate the parking interior requirements and how they are being provided.
9. Perimeter landscape area along the vehicle use area adjacent to the neighboring property has tree and buffer hedge requirements. Trees required for each lineal thirty feet or portion thereof with the first tree being placed ten feet from the street (street property line). Please provide a buffer hedge starting at the ten feet set back tree and run the length of the VUA.



10. Palms may be used for any site requirement yet shall constitute no more than twenty (20) percent of any tree requirements. Please correct proposed use of palms on Landscape sheet and provide trees to fulfill site requirements, such as canopy trees along the VUA perimeter, landscape areas between the drive isle and site structures, and open landscape areas located between edge of parking area and sidewalk.
11. Nonvehicular open space and Parking area trees have separate requirements, trees provided above minimum requirements for parking areas may count towards other site tree requirements. Please correct use of wording on Landscape sheet, please provide trees within the open landscape areas located between edge of parking area and sidewalk, landscape areas between the drive isle and site structures, and along the VUA perimeter.
12. Trees and palms with a maturing canopy of 20 feet in width or less are to be grouped together to form one site tree. Trees such as Silver Buttonwood need to be grouped to form a single tree for site requirements.
13. Please provide required landscaping materials for the proposed signage.
14. Please show any at grade equipment and how landscape materials will be proposed to provide required screening.

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 Department's 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.



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CASE COMMENTS:

Please provide a response to the following:

1. Solid Waste services shall be provided by the City of Fort Lauderdale should a turnaround be provided to avoid backing. Otherwise, a licensed private will be needed to provide curbside collection services.
2. Solid Waste charges shall be included in the City's monthly utility bill – each living unit with a water meter will pay city Sanitation.
3. Service Days shall be per the City's residential routing schedule.
4. Solid Waste collection shall be curbside.
5. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
6. Containers shall be stored in garages on non-scheduled collection days.
7. Show garage storage area on the site plan.
8. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o 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 dwilson@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.
 - o 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:

1. None



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CASE COMMENTS:

1. 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.
2. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
3. 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.
4. Provide Autotrunk movements for service vehicles.

GENERAL COMMENTS:

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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CASE COMMENTS:

Please provide a response to the following:

1. 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.
2. The site is designated Irregular 18.07 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.
3. 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>
4. 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.
5. 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](#)
6. Provide a boundary and topographic survey of the site dated within the past 6 months. Refer to submittal specifications for additional information.
7. Be advised that the site contains County zoning (RD-10) district and staff reviewed this application based on such zoning with regulations not outlined in the County zoning, City's ULDR was used.
8. Provide the following changes on the site plan:
 - a. Revise the site data to reflect correct information as the required and proposed columns are not accurate. For example, required height is shown as six (6) stories, permitted dwelling units per acre is shown as 10 and proposed at 15, etc;



- b. Reduce the amount of asphalt between the buildings where parking is proposed to allow for landscape and buffer between the parking area and the buildings;
 - c. Provide for door stoops/concrete slab in rear of each unit where sliding doors are located and ensure the open space calculations are updated to reflect the inclusion of such;
 - d. Provide location of trash and recycle bins on floor plans or site;
 - e. Indicate the location of the fee simple lot lines;
 - f. Provide location of mailboxes or community mailbox;
 - g. Revise parking spaces to meet the required 9 feet by 18 feet parking space size; and
 - h. Indicate the location of air conditioning equipment in the site.
9. Provide the following change to the elevations:
- a. Label and identify all building materials and color;
 - b. Incorporate more fenestration on the north and south elevations;
 - c. Consider providing a setback of five (5) feet from the rest of the front façade for twenty-five (25) percent of the townhouse group's front façade;
 - d. Consider providing a minimum of four (4) linear feet between principal entrances; and
 - e. Consider providing a separation of eight (8) feet from the adjacent driveway within the same development for the entire length of the driveway
10. Pursuant to Section 39-228 of the Broward County Code, townhouse use requires 2 parking spaces per dwelling unit and 1 parking space per each 5 dwelling units. Project is proposing 31 spaces but is not taking into consideration the garages. The garages may be counted towards required parking. Once the garages are incorporated as part of the parking calculations, there will be a surplus of parking. It is recommended that some of the surplus parking be maintained, and additional landscaping be added to further enhance overall project.
11. Pursuant to Section 47-18.33.B.5, Yard Requirements, a minimum five foot easement is required around each building group except when directly abutting a right-of-way. 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. Easement shall be depicted on the site plan and shall be recorded prior to submittal of a building permit. *Please keep in mind these aspects will be coordinated with the Zoning Reviewer and the City Attorney's Office during building permit as they are related to yard requirements.
12. Pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14, provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the ULDR requirements. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
13. The proposed private road runs the entire length of the property and ends further then the last driveway to a dead end. Provide turn around to allow for safe movement of vehicles and consider increasing the open space in this area.

GENERAL COMMENTS

The following comments are for informational purposes.

14. Please be advised that pursuant to State Statute, Section 166.033, that within 120 days of an application being deemed complete, or 180 days for applications requiring a quasi-judicial hearing or public hearing, a municipality is required to render a decision on the application unless an extension of time is mutually agreed upon between the City and the applicant.
15. 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.



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