



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** January 10, 2023

**PROPERTY OWNER /  
APPLICANT:** Habitat for Humanity of Broward

**AGENT:** Florentina Hutt, Keith

**PROJECT NAME:** 19th Street Mixed-Use

**CASE NUMBER:** UDP-S22080

**REQUEST:** Site Plan Level III Review: Conditional Use for Mixed-Use Development with 18 Multifamily Residential Units and 2 Live Work Units

**LOCATION:** 1040 NW 20th Street

**ZONING:** Community Business District (CB)

**LAND USE:** Commercial

**CASE PLANNER:** Adam Schnell

**Case Number: UDP-S22080**

**CASE COMMENTS:**

Please provide a response to the following:

1. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC

**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, 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:
  - 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.**

Case Number: UDP-S22080

**CASE COMMENTS:**

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

1. Proposed water main shall be private (no easement). Meters shall be placed at points of entry onto property. A 10' X 15' (min.) permanent Utility Easement centered on the meter will be required. Individual unit meters shall be removed as a master meter will serve on its place.
2. Proposed sewer main shall also be privatized. Please provide a 10' x 15' (min) easement around manhole No. 2 as this will be the demarcation pint between private and public.
3. All water and sewer systems shall be denoted public or private as applicable. In addition, please denote point of demarcation between public and private system.
4. Existing water main to the East cannot be caped or removed as its currently serving neighboring properties. In addition, proposed retaining walls, fences and landscaping and/or any other item placed within easement shall be removed.
5. 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 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. 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.). Clarify what Items 1-4 are, and also Item 8. Survey is from 2018.
3. Obtain a 'letter of no objection' from Florida Power and Light, AT&T, Comcast Cable, and TECO Gas for the construction of the proposed retaining walls, curbs, landscape trees, equipment pads, stormwater and sanitary sewer systems and any other applicable encroachment onto the existing 10' utility easement.
4. 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:
  - a. Refer to Survey and include existing sidewalk along NW 20 ST in the plans.
  - b. Provide a continuous concrete sidewalk for all proposed driveway access.



- i. Private sidewalk running from North to South and fronting buildings A,B and C shall be continuous through all driveways and parking spaces.
    - c. Clearly show transition from existing curb and gutter to valley gutter on NW 19 ST due to proposed entrance. Show existing catch basin in front of the property (North side of NW 19 St) on plan sheet CP-101.
5. Cross sections and elevations:
  - a. Proposed driveway approach shall follow City of Fort Lauderdale standard detail and shall provide a 1"-2" swale. Revise section AA.
  - b. Revise Section CC to show sidewalk and valley gutter.
6. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by 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 extent of sidewalk replacement accordingly.
7. 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). 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.

Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.

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.



**Case Number: UDP-S22080**

**CASE COMMENTS:**

Please provide a response to the following:

1. Structure is not located in a Special Flood Hazard Area. No response required.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. Preliminary Flood Insurance Rate Map shows property will change from 0.2 X to AE 6. The effective date of this change is not available currently.
2. Additional comments may follow pending submittal of complete plan set.



**Case Number: UDP-S22080**

**CASE COMMENTS:**

Please provide a response to the following.

1. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Please have ISA Arborist evaluate site trees and palms for relocation.
2. Please provide tree and palm mitigation in equivalent replacement and equivalent value and how the mitigation is being provided.  
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000> this is a link to the city web page to assist in providing the mitigation.
3. For specimen size 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.
4. Provide landscape requirements of a new or existing fence abutting a public right of way. Section 47-19.5.
5. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. palms and small maturing trees 7.5 feet. Please show light fixtures with the measure clearance on Landscape plan.
6. Please propose street trees with an 8 feet canopy clearance due to visibility of traffic. Please propose with a 40% trunk to 60% canopy ratio preferred – minimum 50% trunk to 50% canopy accepted. As per Section 47-21.2.A.62. Street tree may be within 12 feet of the pavement. To help breaking up the wall affect of the street trees for additional visibility of oncoming traffic on NW 19<sup>th</sup> Street. Please shift some of the street trees towards the site in a relative manner to enhance the view of oncoming traffic.
7. Please provide street trees for along NW 19<sup>th</sup> Court. Section 47-21.13.B.16. palms may be also utilized after the first 50 percent of the tree requirement has been fulfilled with shade trees.
8. Please demonstrate the requirements of landscape buffer of the perimeter when adjacent to a right of way and neighboring property. Section 47-21.12.
9. Please provide the calculation for turf grass proposed, turf grass not to exceed 50 percent of the net landscape area.
10. Tree number 11-FB appears to be within the right of way adjacent to this site. Please re-evaluate this tree as it looks to be in a bad state of condition from Google Street View.
11. 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 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 do not submit for tree removal at this 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.



**Case Number: USP-S22080**

**CASE COMMENTS:**

Please provide a response to the following:

1. Entry doors should be solid, impact-resistant or metal.
2. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or viewport for security.
3. Garage doors should be impact resistant.
4. All glazing should be impact resistant.
5. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins or deadbolts. The door should also provide features to prevent the doors from being lifted off the track.
6. Lighting and landscaping should follow C.P.T.E.D. guidelines.

**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-S22080**

**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. Service Days shall be per the City's residential routing schedule.
4. Containers: must comply with 47-19.4
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate 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 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](mailto: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. 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.
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. Properly dimension the parking stall dimensions on the plan sets and identify the spaces in the proposed garages and outside.
3. 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 proposed gate at the ingress and egress points for this development.
  - a. NW 19<sup>th</sup> St is Broward County Trafficway roadway. Adjacent to trafficway, the number of vehicles required to be accommodated within a stacking area adjacent to a trafficway shall be 2 spaces or 1% of the total parking capacity, whichever is greater, up to a maximum of 5 spaces for self-parking (residential).
  - b. If the 2 space stacking requirement on NW 19<sup>th</sup> cannot be met, consider closing the access from NW 19<sup>th</sup> St and open access on NW 19<sup>th</sup> Ct.
  - c. The proposed 90 degree back out parking just south of NW 20<sup>th</sup> St is within the 22 feet stacking requirement from the property line.
4. Reach out to Broward County for approval of proposed driveway on their county road NW 19<sup>th</sup> ST
5. 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
6. Provide a minimum of 5 feet wide on **NW 20<sup>th</sup> St**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
7. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
8. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
9. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide



and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.

10. Additional comments may be provided upon further review.

#### **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.

**Case Number: UDP-S22080**

**CASE COMMENTS:**

Please provide a response to the following:

- 1) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation subject to the approval and allocation of flex units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 2) A waiver has been provided for State Statute 166.033(1) and the requirement that the application be deemed approved, approved with conditions, or denied within 180 days of completeness determination is no longer applicable.
- 3) Update Future Land Use maps on Page AR001 to reflect updated, corrected City maps.
- 4) 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.
- 5) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    1. Provide notice via e-mail and regular mail to the 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 (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
    2. 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 conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are 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 a 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. 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.
- 6) Pursuant to ULDR Section 47-28.3.D, the proposed project requires allocation of residential flex units on commercial land use designated parcel. Contact Jim Hetzel, Principal Urban Planner at [jhetzel@fortlauderdale.com](mailto:jhetzel@fortlauderdale.com) to verify the availability of flex units and include the flex unit request in the application project narratives. Clarify in the narrative that per ULDR Section 47-28.3D that the proposed project is in conformance and implements specific relevant goals, objectives and policies of the City's Comprehensive Plan, Future Land Use Element.
- 7) The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the

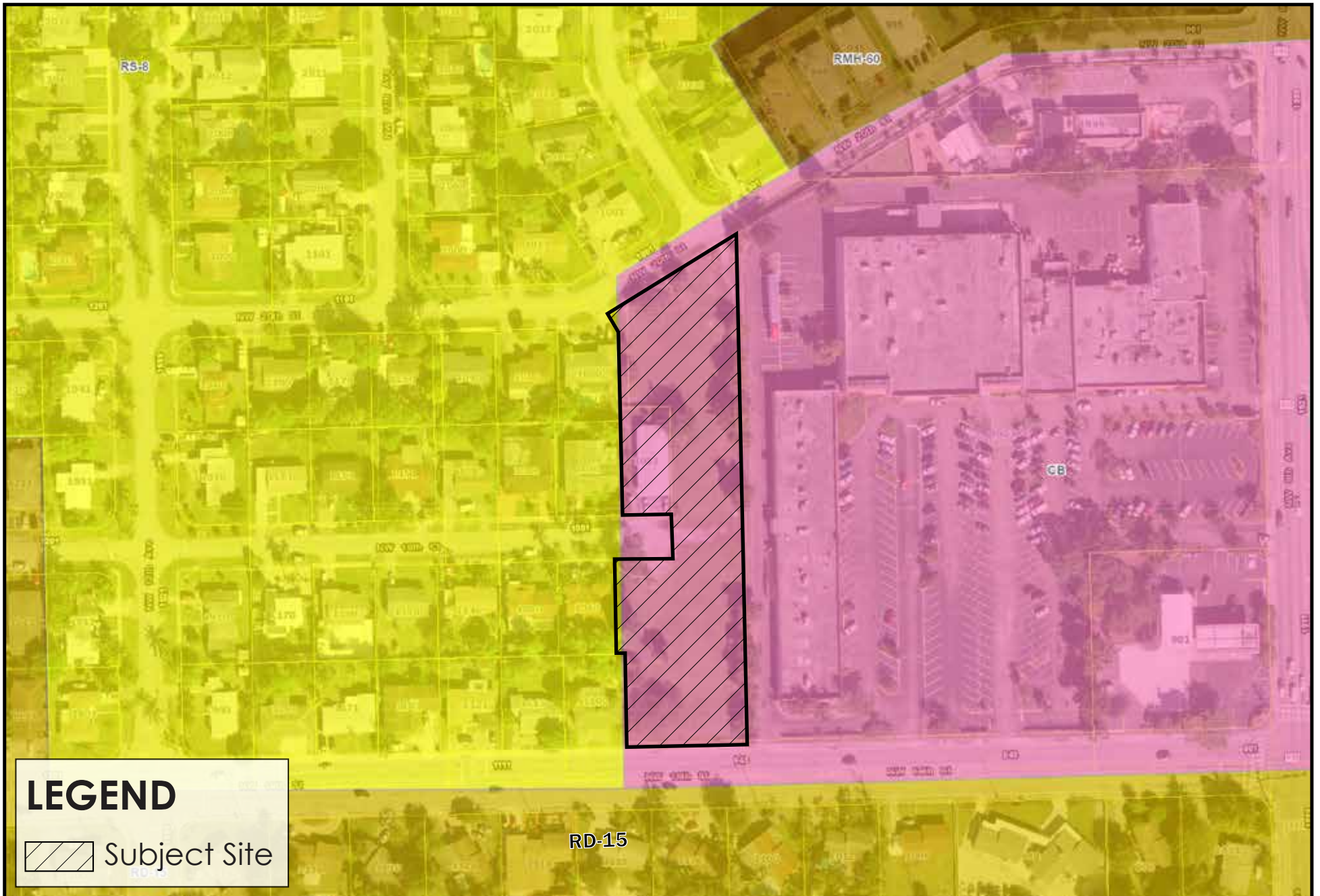


- Broward County Planning Council, at (954) 357-6695. If a plat note amendment is needed, a separate application is required, which is reviewed administratively.
- 8) Access from NW 19<sup>th</sup> Street requires a non-vehicular access line (NVAL) amendment and the submission of a separate administrative application.
  - 9) Access from NW 19<sup>th</sup> Street requires a cross access agreement between the City of Fort Lauderdale and Habitat for Humanity of Broward, Inc. to have access over property owned by the City of Fort Lauderdale.
  - 10) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.
  - 11) Provide the following changes on the site plans:
    - a. Consider removing site access from NW 19<sup>th</sup> Street and having one primary access point from NW 20<sup>th</sup> Street, or, providing a secondary access point through NW 19<sup>th</sup> Court.
    - b. Provide the setback measurements for all structures on Site Plan, Sheet, SP-101 - i.e., north side of Building D, west side of Building B, north side of Building C and north and south side of building E.; and
    - c. Delineate live/work square footage for units in Building A (Floor Plans, Sheet-AR101) and Building D (Floor Plans, Sheet-AR102).
    - d. Clearly outline the plaza space and provide dimensions to show how the 1,700 square foot plaza is being calculated.
    - e. Provide additional detail specifications for the proposed 5' fence and increase its line weight, and relabel the site plans to show a fence, rather than a wall.
    - f. Increase the width of the sidewalk to 7' per Section 47-18.21.J, Mixed use Development along NW 19<sup>th</sup> Street and NW 20<sup>th</sup> Street.
  - 12) Provide the following changes on elevations:
    - a. Reorientate end units so that the principle entrance is visible from and faces NW 19<sup>th</sup> Street and NW 20<sup>th</sup> Street, to activate the right-of-way and provide an aesthetically appealing façade towards the public realm.
    - b. Increase fenestration on north and south elevations.
    - c. Consider additional architectural elements, such as, overhangs above garage doors and additional window treatment around windows.
    - d. Consider the inclusion of large first floor windows for the two live-work units along NW 19<sup>th</sup> Street.
  - 13) 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.

## **GENERAL COMMENTS**

- 14) Please note any proposed signs will require a separate permit application.
- 15) 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.
- 16) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.





UDP-S22080 - 19th Street Mixed Use - 1040 NW 20th Street

