

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S24053



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-S24053
MEETING DATE:	October 22, 2024
REQUEST:	Site Plan Level III Review: Zero Lot Line Development with 2 Units
APPLICANT:	2600 Dolphin, LLC.
AGENT:	Michael Govern, TITN Development
PROJECT NAME:	2600 Zero Lot Line
PROPERTY ADDRESS:	2600 NE 32nd Avenue
ZONING DISTRICT:	Residential Single Family and Duplex/Medium Density (RD-15)
LAND USE:	Medium Residential
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Central Beach Alliance
CASE PLANNER:	Yvonne Redding

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.



Case Number: UDP-S24053

CASE COMMENTS:

Please provide a response to the following:

1. Openings in walls are not allowed where the fire separation distance is less than 3 feet per Table R302.1 of the 2023 FBC Residential Volume. The second floor windows are not allowed for the single family dwelling in Lot A.

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.



Case Number: UDP-S24053

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. Depict existing yield sign/ bar on right of way adjacent to the site.
2. Per ULDR Section 47-2.2.Q, show and label corner sight triangle as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: show streets with streets (25' measured from intersection point of extended property lines). The request for a 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 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. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
3. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles.
4. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.
5. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
6. Depict on plans existing water meter to remain or to be capped at property line.
7. Advisory: If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

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-S24053

CASE COMMENTS:

Please provide a response to the following:

1. 2024 FEMA FIRM is an effective FIRM-Structure is located in a Special Flood Hazard Area, AE 6. The minimum FFE for the structure is 7.4 ft NAVD.
2. A-3: 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 into 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.

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. Additional comments may follow pending submission of the complete plan set.



Case Number: UDP-S24053

CASE COMMENTS:

Please provide a response to the following.

1. For a one-family residence a minimum of four trees are required per lot. Proposed division of property into two separate lots would require four trees per individual proposed lot. At least three of the four shall be located in the front yard, one of which must be a shade tree. Shade trees must be a minimum of 12 feet overall height. If palms are used to meet this requirement, a cluster of three individual palms spaced no more than 5 feet apart can equal one tree. Palms must be a minimum of 8' clear trunk.
2. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights. Adjust overall height of proposed trees in sight triangles to meet requirement. Two proposed Japanese Blueberry trees near intersection of NE 32 AVE and NE 26 ST fall within the extended sight triangle and must meet this requirement.
3. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping and illustrate on plans. Where conflicts exist, shift the utility and/or site amenities. Existing 15" drainage pipe and existing 6" C.I.P. watermain within NE 32 AVE ROW swale area appear to directly conflict with proposed street trees.
4. 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 permit and 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-S24053

CASE COMMENTS:

No comments required.



Case Number: UDP-S24053

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 City Contractor Contractor licensed by the City.
3. 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.
4. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
5. Containers: must comply with 47-19.4
6. 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-A24053

CASE COMMENTS:

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 with streets (25' measured from intersection point of extended property lines).
2. Proposed driveways shall not be allowed within the 25' triangle requirement listed above.
3. Construct ADA compliant curb ramp at the intersection of NE 3rd Avenue and NE 26th Street crossing NE 26th Street
4. Additional comments may be provided upon further review.



Case Number: UDP-S24053

CASE COMMENTS:

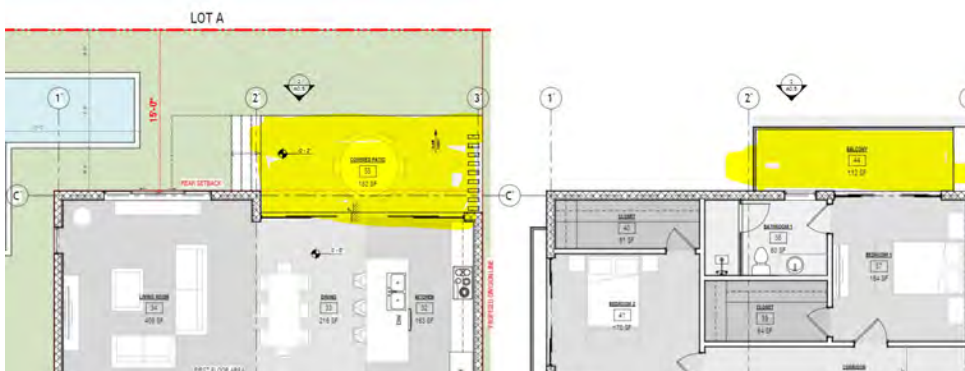
Please provide a response to the following:

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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
2. Pursuant to Public Participation requirements of ULDR Sec. 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide a notice from the applicant via letter or e-mail shall be provided to 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.
 - ii. 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 then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. The date and location of the meeting is 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 the 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.
 - c. Accordingly, 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. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
3. The site is designated Medium Residential on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before March 23, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. 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.
5. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection



and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction and conditions of archaeological testing or monitoring may apply.

6. Following review of the land use and development history of the property, it has been determined that there is low potential for the occurrence of significant archaeological resources within the subject property and no archaeological testing or monitoring is required. Further information is outlined in the attached letter from the City's Archaeological Consultant, Coastal Archaeology and History Research, Inc., dated October 15, 2024. In the unlikely event that archaeological deposits or human remains are encountered during ground disturbing work, or for any questions contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954-828-7101.
7. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
8. 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.
9. Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.
10. The "covered patio" appears to be a covered patio with a balcony on the second floor. This would be required to meet the 15-foot rear yard setback as it is part of the structure, not just an at grade open area/slab patio. *Architectural features such as eaves, cornices, unenclosed balconies with open railings, window sills, awnings, chimneys, bay windows, and dormers accessory to a residential use are permitted to extend into a yard area a maximum distance of three (3) feet from the face of the building, or one-third (1/3) of the required yard, whichever is less.* This appears to exceed the 3-foot allowed encroachment. Properly label the "back patio" on the site plan.





11. Provide the proposed fence and gate dimensions, photographic example of proposed material and color on the detail plan sheet. Fence and gate should provide a high level of opacity in order to allow a view of the water from the pedestrian perspective on both the rear and front of the property.
12. Provide the following information:
 - a. Setback measurements to the proposed pools;
 - b. Details regarding all proposed materials, colors, etc.
 - c. Location of proposed mechanical equipment and details;
 - d. Roof plan;
 - e. Dimensions of garage interior;
 - f. Fence details and location, if proposed;
 - g. Rendering of the rear facade;
 - h. Provide location of trash pickup location; and
 - i. Provide percentage of façade used for the garage "Double car garages are permitted on two-story zero-lot-line dwellings if the total area of garage door surfaces does not exceed thirty percent (30) of the total front facade area, and if at least one (1) of the following architectural features is provided on the front facade, principal entrance, porch, or habitable balcony. In no case shall the driveway exceed twenty-two (22) feet in width";
 - j. 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.
13. Provide details regarding the Zero side yard building wall requirements. The elevation of the side wall of the zero-lot-line dwelling with a zero (0) side setback shall have the following requirements:
 - a. Only clerestory windows or similar transparent openings with a sill height of at least six (6) feet, eight (8) inches above the interior finish floor of each story are permitted. Semi-opaque glass block windows are permitted at any height. The total area of window openings shall not exceed ten percent (10) of the surface area of the wall.
 - b. Roof overhangs may encroach up to eighteen (18) inches over a common property line, if drainage is provided to prevent runoff onto adjacent property. Any gutter or downspout is to be located within this eighteen (18) inch dimension.
 - c. An atrium or other recessed outdoor area may be permitted along the zero-lot-line building wall when a minimum eight-foot high opaque wall is provided that entirely screens the outdoor area.
 - d. Provisions satisfactory to the city attorney shall be made for a zero-lot-line property owner to grant a recordable easement over a three-foot area into the yard abutting the side of the structure on the lot line for use by the owner of the adjacent property for maintenance of the building.
14. *Private garage.* Double car garages are permitted on two-story zero-lot-line dwellings if the total area of garage door surfaces does not exceed thirty percent (30) of the total front facade area, and if at least one (1) of the following architectural features is provided on the front facade, principal entrance, porch, or habitable balcony. In no case shall the driveway exceed twenty-two (22) feet in width. Provide façade calculations. It appears the driveway may need to be reduced.
15. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. 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 indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as 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.
16. Provisions satisfactory to the city attorney shall be made for a zero-lot-line property owner to grant a recordable easement over a three-foot area into the yard abutting the side of the structure on the lot line for use by the owner of the adjacent property for maintenance of the building.
17. Provide the following on the elevation plans:
- a. Setbacks from property line to building face and balconies.
18. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: *"This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."*
- a. Provide aerial oblique perspectives of the project in context with adjacent properties and surroundings, from opposing views. Show clear and accurate 3-dimensional views in context with the surrounding area indicating building outlines;
 - b. Provide a context plan of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks;
 - c. Provide context elevations (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties;
 - d. Provide project cross sections clearly indicating how the proposed development will interact with the surrounding properties;
 - e. Provide pedestrian-level perspective renderings of project as viewed along (street);
 - f. Provide detail of ground floor elevations with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials; and,
19. 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.
20. It is recommended the following pedestrian and bicycle-related comments be addressed:
- a. Provide bicycle parking for visitors in visible, well-lit areas as close as possible to pedestrian entryways/doors. Where possible, locate bicycle parking in an area that is sheltered/covered;
 - b. Provide bicycle storage lockers for residents, preferably in a room with natural light; and,
 - c. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Ben Restrepo at brestrepo@fortlauderdale.gov.



21. This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB 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.
22. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type proposed. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainabledevelopment/building-services/building-permits/park-impact-fee-calculator>.

GENERAL COMMENTS

The following comments are for informational purposes.

23. Provide a written response to all DRC comments within 180 days.
24. 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-PZB sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.
25. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
26. Additional comments may be forthcoming at the DRC meeting.



UDP-S24053 - 2600 NE 32 AVE



0 150 300 US Feet