

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25001



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25001
PROJECT NAME	Harbor Beach Residents
APPLICATION TYPE	Site Plan Level III
APPROVAL LEVEL	Planning and Zoning Board, Subject to Commission Request for Review
REQUEST	Conditional Use for Building Height above 150 Feet, Waterway Use, and Yard Modification Request for 36-unit Multifamily Development
APPLICANT	One on One Harbor Beach, Inc.
AGENT	Jason Crush, Crush Law, P.A.
PROPERTY ADDRESS	3043 Harbor Drive
ABBREVIATED LEGAL DESCRIPTION	Ocean Harbor 26-39 B Lot 6
ZONING DISTRICT	Residential Multifamily High Rise/High Density (RMH-60)
LAND USE	High Residential
COMMISSION DISTRICT	4- Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Harbor Drive Association
SUBMITTED	January 24, 2025
COMPLETENESS ISSUED	January 29, 2025
APPROVAL/DENIAL TIMEFRAME	July 28, 2025 (180 Days)
WAIVER	Not Requested
CASE PLANNER	Adam Schnell Urban Planner III

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-S25001

CASE COMMENTS:

Please provide a response to the following:

1. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
2. Designate Fair Housing Provisions per FBC Accessibility volume.
3. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume. Accessible parking spaces must be located on an accessible route and so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.
4. Show that the openings in the exterior walls of the podium adjacent to the south property line meet the requirements of Table 705.8 of the 2023 FBC. The fire separation is approximately 15 feet and the code restricts the openings to 75%.

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-S25001

CASE COMMENTS:

Please provide updated plans and written response to the following review comments:

1. Provide 10' x 15' (min.) permanent water Easement for the 4 Inch water meter located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
2. Provide 10' x 15' (min.) permanent sewer Easement for any first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
3. 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 through the city website. <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>
4. Proposed back of sidewalk elevation along Harbor Drive shall correspond with the existing crown of road elevation. Please refer to City of Fort Lauderdale standard details.
5. Proposed edge of pavement along Harbor Drive shall be design with combination of valley and type "F" curb and gutter to provide stormwater conveyance. The curb shall have 0"-6"x3' transitions at all termination points.
 - a. The right-of-way landscaping swale area shall be design to have an 8" drop below the edge of pavement as per standard City detail D4.2R and the curb shall be open at appropriate intervals to allow run-off onto the swale area.
6. Trash enclosure on site plan:
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Ensure sufficient height clearance is provided within the garage for truck access.
7. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
8. For parking lot layout:
 - a. Dimension of proposed lanes width on both sides of columns for parking garage shall be 12' (min.) per ULDR Section 47-20.5.C.3.b.i.



9. Water and sewer plans: Double tapping will not be accepted. Please provide an independent connection for the irrigation system, and a meter as per standard detail 301, water services.
10. 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.
11. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S25001 NOTE: Harbor Drive Residences

CASE COMMENTS:

Please provide a response to the following and update your plans:

1. The flood Zone is "AE" with a base flood elevation of 6 feet NAVD 88, effective FEMA FIRM 7/31/2024
2. Sheet A-0.004 show floor elevations of elevator pit. (flood resistant material is required below 7.4 ft NAVD 88.
3. Sheet A-0.009, (Level 1 shows 0'0"), Provide the floor elevations in (feet), (using the NAVD 88 datum). For setback section North, section South, and setback section West.
4. Sheet A-1.00, ground floor level show elevations of (stairs 1,2,3) area going out to exit doors.
5. Sheet A3.01, Building Section 1, and Section 2 on sheet A3.01 shows level 1 at 0'0. The plan should be updated to show the floor elevations on feet using the (NAVD 88 Datum).

General Comments,

The following comments are for informational purposes.

1. (Sheet A-0.10) shows a ground floor at 7.4 feet NAVD
2. Sheet A2.01, (A2.02), (A-2.03), (A-2.04), (A-2.09), (A2.10) shows ground floor elevation as 7.4 feet NAVD



Case Number: UDP-S25001

CASE COMMENTS:

Please provide a response to the following.

1. Per ULDR 47-21.15, provide clear trunk in feet for all palms on Tree & Palm Disposition Table, Sheet TD-1. This information is required to confirm site inspection results and calculate equivalent replacement requirements as per the City's amended Tree Preservation Ordinance.
2. Trash bin staging area shall be landscaped as per the applicable screening requirements of ULDR 47-19.4.F. If located within a highly visible area within the building setback area, additional landscaping, architectural treatments or both, in addition to a visual barrier, may be required. Please note that the minimum width of the planting area is 3 feet. Please clearly note and illustrate this on plans.
3. A minimum separation of 6 feet is required between the proposed street 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. Investigate the use of large palm species in lieu of shade tree species to allow for proper clearance from both existing water main and proposed curb location.
4. In order to maintain sight visibility, no opaque hedge shall be permitted to exceed 30 inches within 10 feet of the edge of waterway as per ULDR 47-19.5. Provide appropriate species, or shift plant material out of this area if needed. Illustrate this area and state this note on the plan.
5. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. As per Sheet A-0.04 & A-0.05 Site Data tables, a 3,073 sq.ft. gross Drop-Off area (VUA) is being proposed. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, illustrate such requirements on plans, and provide, in tabular format, all required versus provided VUA calculations.
6. Large shade tree species must be located a minimum of fifteen feet away from structures as per ULDR 47-21.9. F.1. Proposed Green Buttonwood trees planted along southern property line appear to be in conflict. Please illustrate above setback requirement on plans and revise if in conflict.
7. Evaluate species and location of proposed trees along northern property line with consideration to FPL Right Tree Right Place guidelines for tree selection and placement adjacent to the overhead utility lines and pole on the adjacent property. Please revise where in conflict.
8. 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.
9. 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. Please revise if in conflict.



10. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
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:

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. A copy of the amended ordinance shall be made available for use by request in the interim while the City's ULDR found on MuniCode awaits revision publication.
2. As per ULDR 47-23.8.B.1, a twenty-foot landscape yard is required adjacent to the existing bulkhead line and shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways, unless specifically approved by the planning and zoning board.
3. 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.
4. 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. Please visit the City's website to download required document packet <http://www.fortlauderdale.gov/home/showdocument?id=6372>.
5. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
6. 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-S25001

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. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. The parking garage entry should be equipped with high-speed gates or crossbars, or in ground spikes to prevent unauthorized intrusion or "piggy-backing".
16. Office, mailroom, and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
17. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders
18. Due to the size and scope of the development, full-time security should be employed.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.



Case Number: UDP-S25001

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. 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.
6. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate around the property.
8. Solid waste collection shall be from a private loading dock.
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
10. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
12. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 12,13,14.
13. Recommend trash chute accommodate recycling.
14. Draw equipment on the plan to show it will fit in trash room.
15. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
16. 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-S25001

CASE COMMENTS:

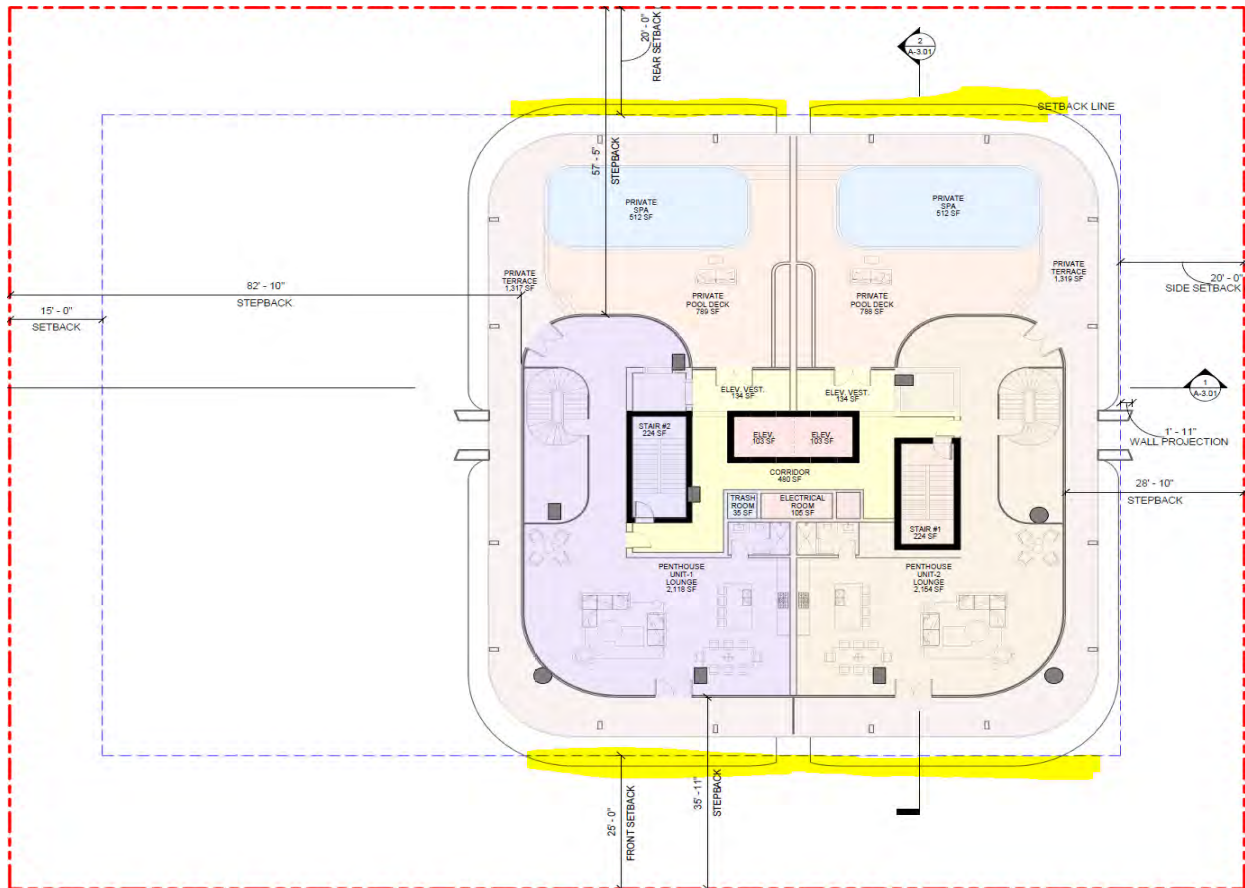
1. The surplus 19 proposed compact parking spaces shall be permitted but shall not count towards the minimum 79 parking space requirement.
2. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Handicap people shall not be directed to travel behind parked vehicles to access the building. Adjust the proposed Handicap parking to meet the criteria listed above.

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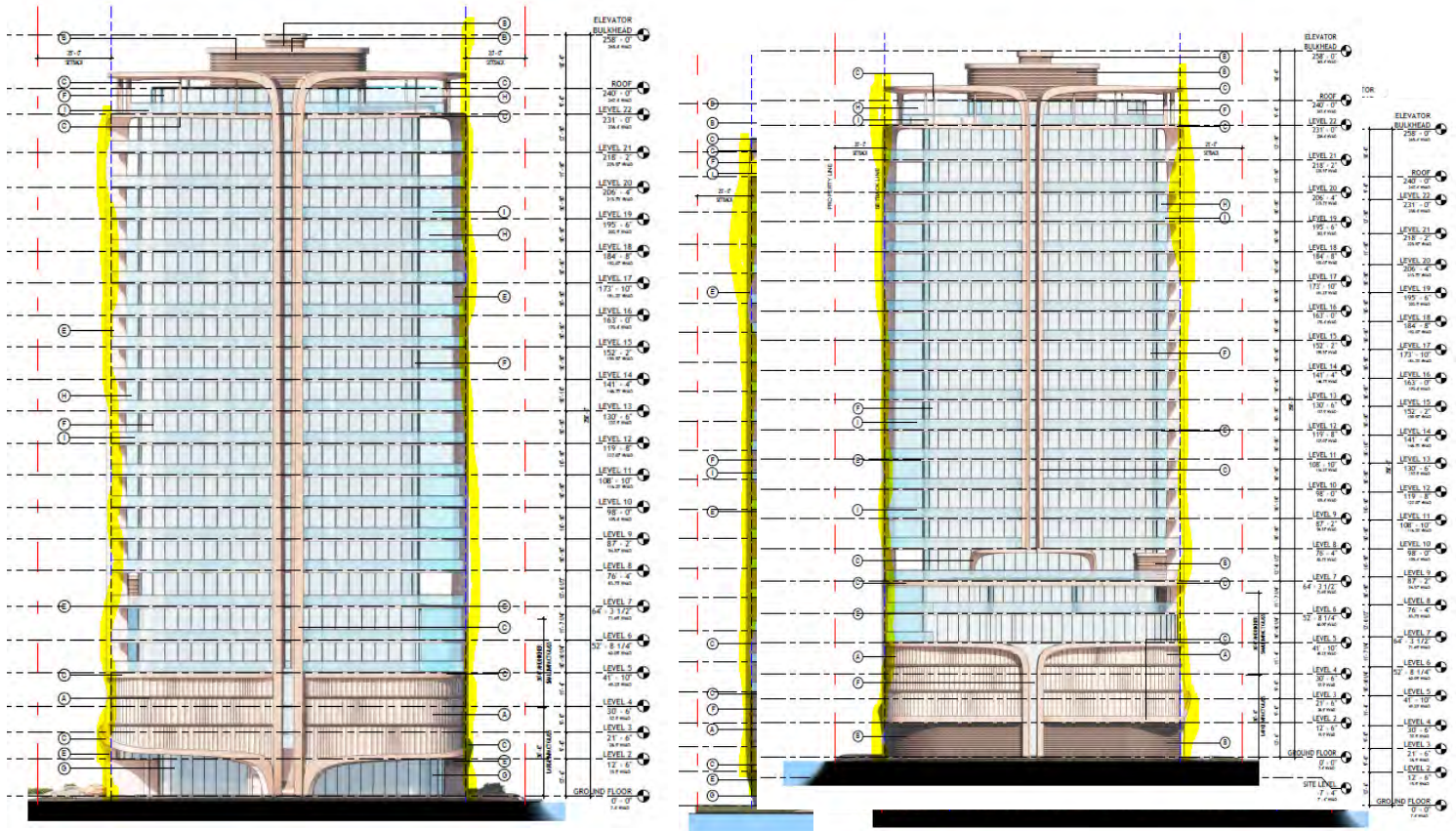
- 1) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before July 28, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide 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.
- 2) The site is designated High 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) 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
- 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 Development Services Department, 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.



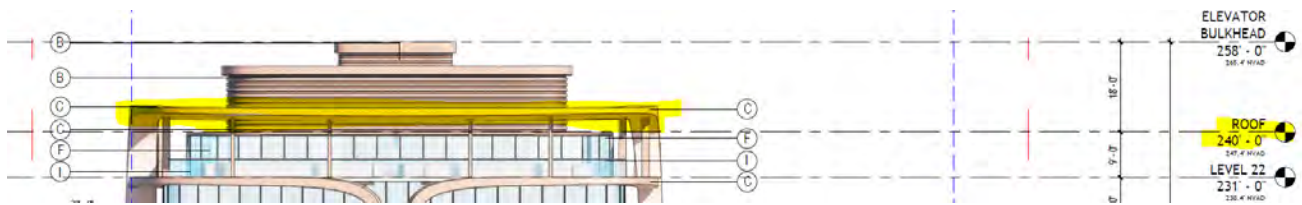
- b. Consider modifying landscaping within the dumpster pickup area to include species of plants, trees, and bushes, that would properly shield the dumpster when placed along Harbor Drive. The current planting plan shows, " Green Bottonwood", which is a shrub with a maximum height of 36 inches. This is not a height that would properly screen a dumpster. Work with landscaping to ensure this species is appropriate for screening.
 - c. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and 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 topmost surface of the roof mounted structures. Provide the following:
 1. 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;
 2. Indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
 - d. Pursuant to ULDR, Section 47-19.3, Boat slips, docks, boat davits, and similar mooring structures, provide additional information regarding the seawall and whether improvements are proposed for the seawall. Plans should be noted accordingly.
- 10) Provide the following changes on elevations:
- a. Canopy encroachment on Sheet A-0.09 does not match Sheet A-0.10 or Sheet A-1.00.
 - b. Provide measurements for architectural encroachment on all building elevations and site plan. Encroachment that exceeds 5-feet on the frontage or 3-feet on side yards or rear yard shall be



requested under the yard modification or removed. Reference images below for examples of encroachments that require measurements.



- c. Per discussion with Zoning, the rooftop architectural features not associated with rooftop screening are required to meet the maximum building height of 240 feet. Remove or lower the architectural elements.



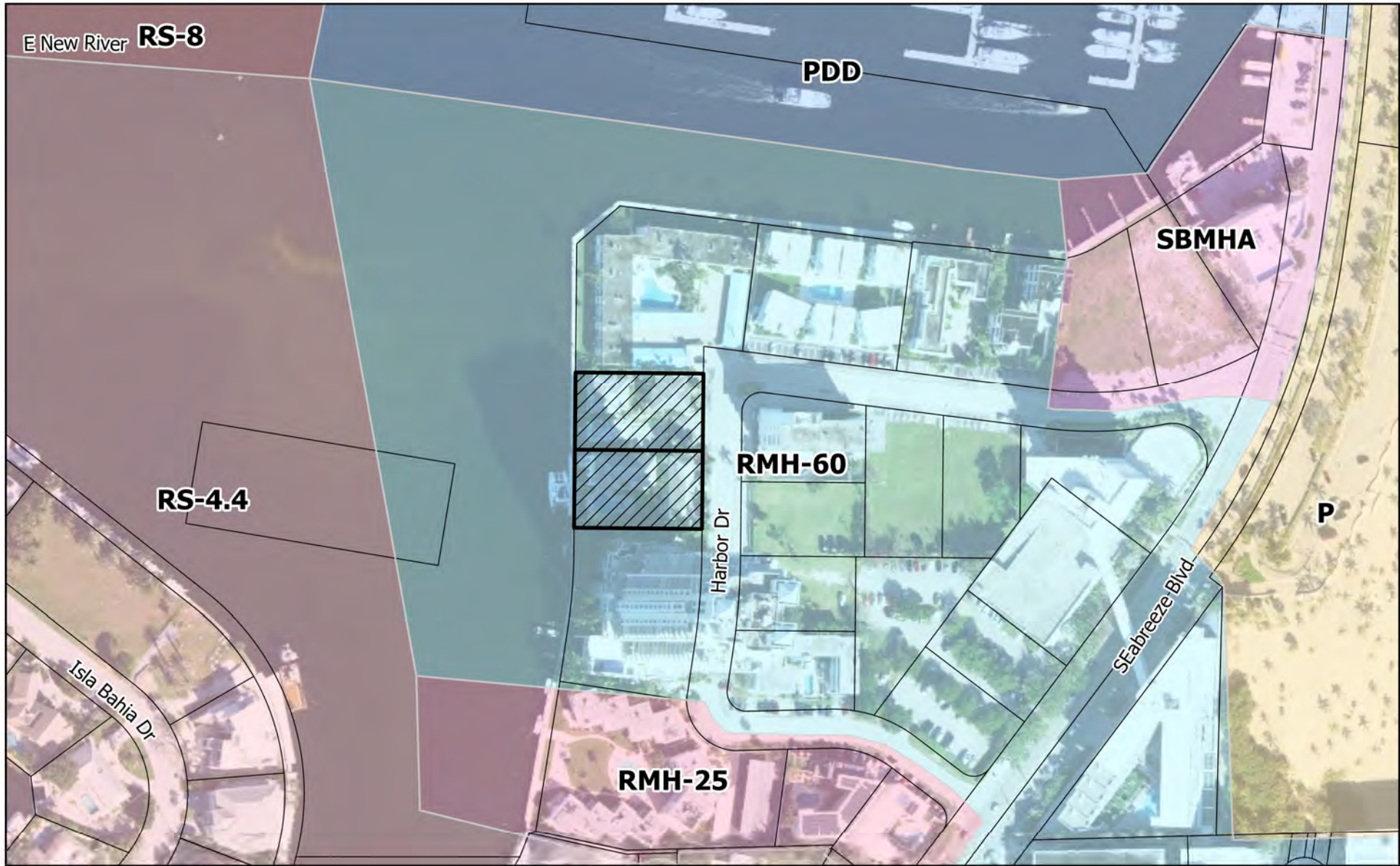
- d. Explain whether rooftop screening is a louvered system or a solid aluminum corrugated wall, and the screening's percentage of opacity. If the screening has gaps between the aluminum panels update the screening diagram provided on Sheet A-4.01 to show the distance between the gaps/ louvered system.
- e. Identify the location of the equipment on the building elevations by outlining the equipment with dashed lines.



- 11) 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 COMMENT

- 12) Please note any proposed signs will require a separate permit application.
- 13) 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.
- 14) 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-S25001

Legend

 Subject Site

