

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S25004



**CITY OF FORT LAUDERDALE**



**CASE INFORMATION**

<b>CASE</b>	UDP-S25004
<b>PROJECT NAME</b>	Rio South 8 Townhouses
<b>APPLICATION TYPE</b>	Site Plan Level II Review
<b>APPROVAL LEVEL</b>	DRC
<b>REQUEST</b>	Eight (8) Unit Townhouse Development
<b>APPLICANT</b>	Chez Leilani, LLC.
<b>AGENT</b>	Stewart Robin, Nest Architecture
<b>PROPERTY ADDRESS</b>	916 SE 12 <sup>th</sup> Street
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Everglade Land Sales Co First Add To Lauderdale Corr Pl 2-15 D Lot 1,2,3
<b>ZONING DISTRICT</b>	Residential Multifamily Low Rise/Medium High Density (RML-25)
<b>LAND USE</b>	Medium-High Residential
<b>COMMISSION DISTRICT</b>	4 - Ben Sorensen
<b>NEIGHBORHOOD ASSOCIATION</b>	Harbordale Civic Association
<b>SUBMITTED</b>	February 10, 2025
<b>COMPLETENESS ISSUED</b>	February 18, 2025
<b>EXPIRATION</b>	June 18, 2025 (120 Days)
<b>WAIVER</b>	Not Requested
<b>CASE PLANNER</b>	Vasiya Allakhverdieva, Urban Planner II

**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.

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**CASE COMMENTS:**

Please provide a response to the following:

1. Per Section 553.895(2) of the Florida Statutes, townhouses that are three or more stories tall and consist of three or more units together are multiple-family dwellings. Therefore, these types of townhouses are not exempt from being considered for the requirements to provide fire protection sprinklers (even if there are any other definitions that define a townhouse as a single-family residence). Indicate code compliant sprinkler system per 2023 FBC.
2. Per Chapter 2 of the 2023 FBC townhouses are single-family dwelling units with property lines separating such units and each unit will be required to have its own folio number.
3. Designate Fair Housing Provisions per FBC Accessibility volume.
4. During the permitting process each townhouse will require a separate building permit for construction.

**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, 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](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <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 responses to the following review comments:

1. 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>
2. The survey provided 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 may be 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. Show how the proposed water and sewer line will connect to each unit.
5. Show/delineate on plans the common areas and property lines for the proposed units.
6. Per Ordinance No. C-22-34, sidewalk is required per section 25-62 "Requirements for New Development and Site Alterations". Continue sidewalk with curb and gutter adjacent to the development along NE 10<sup>th</sup> Avenue and show how proposed sidewalk will transition into existing sidewalk along SE 12 Street.
7. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
8. Show or add a note describing how trash will be collected.
9. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the 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 the extent of sidewalk replacement accordingly.

10. Provide sufficient proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite.
11. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks.
12. 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.
13. 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.
14. 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.
15. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way
16. 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.

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.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Please provide a fire sprinkler system that complies with FBC 903.2.11.3.1 for all townhomes.

**GENERAL COMMENTS**

The following comments are for informational purposes before final DRC sign-off.

**Florida Fire Prevention Code (FFPC) - NFPA 1 Chapter 15 Fire Department Service Delivery Concurrency Evaluation**

**15.1 Application.**

**15.1.1** The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

**15.1.1.1** Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

Minimum thresholds that require an evaluation are as follows:

Larger than 1% increase of the City's service population equals any new building with a human capacity of 1856 persons or greater.

Larger than 1% increase in Fire Dept. protected building square footage that equals or is greater than more than 1,132,903 sq. ft.

Note: It only requires one requirement to be a mandatory and must be submitted before a building permit is applied for.



**Case Number: UDP-S25004**

**CASE COMMENTS:**

Please provide a response to the following:

1. 2024 FEMA FIRM-Structure is not located in a Special Flood Hazard Area.

**GENERAL COMMENTS**

The following comments are for informational purposes.

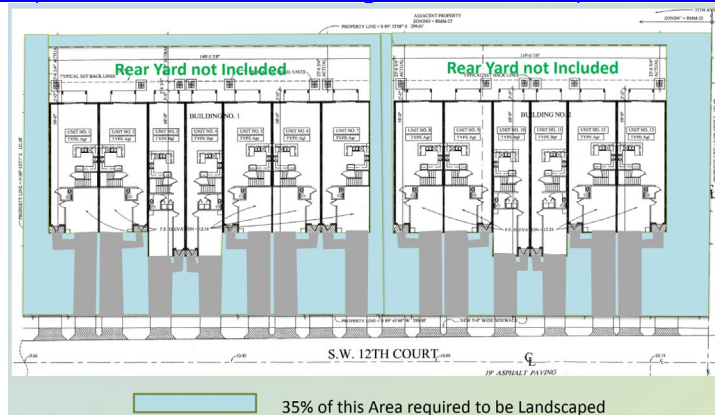
1. Additional comments may follow pending submission of the complete plan set.

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**CASE COMMENTS:**

Please provide a response to the following.

1. Provide ISA Certified Arborist report for specimen size trees (Large: 18+" DBH; Medium: 13+" DBH; Small: 8+" DBH) as per ULDR 47-21.6.A.2.i. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report shall reference the tree survey or tree disposition sheet with numbered tree, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height for trees, clear trunk height for palms, condition rating as a percentage, and a written assessment of existing tree characteristics explaining how and why the above information was reached. This report may also provide descriptive information on recommendations for prescriptive tree maintenance activities.
2. The zoning of this property requires a minimum of thirty-five (35%) percent of the gross lot square footage shall be in landscaping, maintained by an irrigation system, as per ULDR 47-21.13. A&B. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum. Sandy beach on oceanfront parcels of land may be included in the gross minimum, but do not need to be planted or irrigated. Please illustrate compliance with requirement on landscape plan calculations.
3. As per ULDR 47-21.14.A.3. only the development area of the calculated in the lot coverage measurement and rear yards shall be exempt from the required 35% landscape area calculation (see diagram below). Areas subject to common easements (i.e. VUA) and front yards (minus access route to ROW) are not exempt. Please include in landscape calculations data accordingly. This is a short cut to the NDCR city web [page](https://www.fortlauderdale.gov/home/showpublisheddocument/21528/636282174479670000) for additional information:  
<https://www.fortlauderdale.gov/home/showpublisheddocument/21528/636282174479670000>



4. Illustrate and label the horizontal clearance from tree trunk to edge of existing and proposed underground utilities 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.
5. 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.



6. 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 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
7. The critical root zone (CRZ) of trees proposed to remain shall be protected pursuant to ULDR 47-21.15.A.3. Protection barricades are required to the drip line or having a minimum radius of one (1) foot for every one (1) inch in trunk DBH, whichever is greater. For example, there is an adjacency conflict between the proposed FPL transformer and 10'-00" access easement with the proposed Gumbo Limbo street trees along SE 10<sup>th</sup> Avenue proposed to remain. Please revise where in conflict.
8. Fences facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs and groundcover in that area between property line and fence. This requirement is still applicable within a required sight triangle and shall abide by the clear obstruction requirement between 2.5 feet and 8 above elevation of adjoining grade. These plantings shall be planted between the street and the property line as per ULDR 47-19.5. C.1.
  - a) Hedges and shrubs may be 2 feet tall planted 2 feet apart.
  - b) Groundcover may be 6 inches tall planted 6 inches apart.
  - c) Please specifically note and illustrate this on plans.
9. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. Continuous planting means hedges and shrubs approximately 2 feet tall planted 2 feet apart. This may require existing paving, asphalt and/or concrete to be removed and replaced with planting soil to a minimum depth of 3 feet and the width of the planting area is 3 feet. Please clearly note and illustrate this on plans.
10. 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. 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.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
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.



5. 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. 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. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, parking areas, pool, and common areas. It should be capable of retrieving an identifiable image of a person.
8. Emergency communication devices should be placed at the pool, and common areas. These should be easily identifiable and accessible.
9. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
10. Light reflecting paint should be used in parking areas.
11. 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.
12. Residential driveway should be access controlled.
13. First Responders should be notified of all access codes or procedures.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



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**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 on the outside of the property. Please also show how this would be serviced.
8. The location of these dumpsters at the driveway entrance are not in a good spot. Please look into putting these dumpsters at the end of the driveway inside the property.
9. Containers: must comply with 47-19.4
10. 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.
11. 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



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**CASE COMMENTS:**

1. Provide a minimum of 5 feet wide clear sidewalk on **NE 10<sup>th</sup> Avenue**. To preserve the mature trees abutting the property line the sidewalk can be placed closer to the edge of pavement with a 6-inch curb and gutter protecting the pedestrians from the vehicular travel.
2. It appears does not appear that there is a minimum 24-foot drive aisle width behind the guest parking stalls. Adjust the plans so that this minimum requirement is met.
3. Additional comments may be provided upon further review.

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**CASE COMMENTS:**

Please provide a response to the following:

- 1) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, which falls on June 18, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 2) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 3) The 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 or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively.
- 4) The site is designated RML-25 – Residential Multifamily Low Rise/ Medium High Density 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.
- 5) 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.
- 6) Please provide the total park impact fee amount due. Park impact fees are assessed and collected at the time of permit per each new dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>.
- 7) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.



- 8) Fee Simple Lot Lines. Pursuant to ULDR Section 47-18.33, Single Family Dwelling, attached, Townhouses; a townhouse development shall contain fee simple lot lines for each unit, and a five (5) foot pedestrian access easement along the front, side, and rear property lines of the townhouse development. The simple lot lines and five (5) foot easements must be depicted on the site plan and on a separate plan sheet with the easements depicted and shaded in color along with any improvements including landscaping, accessory structures, and equipment (including FPL boxes and poles), identified on the plan. There can be no impediments located within the five (5) foot pedestrian easements. A townhouse development shall also have a recorded maintenance agreement for all common areas and any required guest parking spaces.

Applicant shall coordinate with the City Attorney's Office to ensure the proposed lot line and easements are adequate prior to recordation, which may include specific language in the HOA documents or declaration agreement. City Attorney approval and recordation must be completed prior to any request for a Partial Certificate of Occupancy (PCO), Temporary Certificate of Occupancy (TCO), or Certificate of Occupancy (CO). Applicants are advised to start the recording process as early as possible to avoid any unnecessary delays to the completion of the project.

- 9) The development is proposed on a compact site with an existing single-family house abutting a street with one-way traffic. The proposed 8-Unit townhouse development will have significantly higher impacts on traffic, parking sanitation pick-up and overall neighborhood character.

The proposed development takes up the majority of the site with buildings, pools and pavement and does not provide a balance with landscape/trees and open space. In addition, it lacks guest parking, proposing only two spaces for eight units. As there is no available parking in the surrounding area, this will potentially negatively impact nearby properties.

Given the potential challenges, it is recommended the project is redesigned to address additional guest parking and internalized sanitation pickup. Reevaluating the design with a more thoughtful and balanced approach will help ensure better alignment with the neighborhood character and functionality, preserving the quality of life for current and future residents.

- 10) The project does not meet certain design guidelines as outlined in **ULDR Section 47-18.33. – Single family dwelling, attached: Townhouses.** Staff has provided the comments below under each applicable category:

a. **Building Façade:**

- Pursuant to ULDR Section 47-18.33.B.3, a minimum of twenty-five (25) percent of the townhouse group's front facade shall be set back an additional five (5) feet from the rest of the front facade.



- To mitigate building massing, consider introducing variations in the wall plane along the building façade on SE 12<sup>th</sup> Street. This could be achieved by incorporating recessed elements or sections into the exterior wall, adding visual interest while maintaining a cohesive rhythm.
- The façade facing each right-of-way must articulate an appearance as a front entrance. Redesign the building façade along NE 10<sup>th</sup> Ave to include a primary entrance that complies with *Entrance Requirements* outlined below. Update the building elevation sheets.

**b. Entrance Requirements:**

- Pursuant to ULDR Section 47-18.33.B.7, Entrance Requirements, each dwelling unit facing a public right-of-way other than an alley must have, its own principal entrance, visible from and facing the right-of-way, and shall include the following:
  - a. A roofed landing; and
  - b. An architectural design and material similar to and integral with the principal structure; and
  - c. A minimum of four (4) linear feet shall be provided between principal entrances; and
  - d. The roofed landing may encroach into the front yard an additional three (3) feet; and
  - e. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance shall be required.

**c. Architectural elements:**

- In alignment with the Neighborhood Design Criteria Revisions (NDCR), the façade of the townhouse development facing the public right-of-way should incorporate architectural features, including but not limited to unenclosed balconies, front porches, varied rooflines between individual units, and articulated wall planes. Enhance the design of the first-floor front entrances by integrating covered porches to create a welcoming and cohesive streetscape. Additionally, introduce shading devices over the third-floor windows to provide functional and aesthetic elements, contributing to visual interest and comfort.

**d. Balconies:**

- Pursuant to ULDR Section 47-19.2.B., Architectural features in residential districts, *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. Unenclosed balconies with open railings may also extend into the front yard a maximum distance of five (5) feet from the face of the building and may extend the entire linear length of the front facade. Accessory uses which encroach into any yard area, excluding unenclosed balconies encroaching into the front yard, are permitted to have a total combined linear*



*façade length not greater than twenty percent (20%) of the total linear length of the façade to which they are attached.*

Provide awnings over the windows and balconies on the third floor.

**e. Guest Parking:**

- The current guest parking provisions are impractical and insufficient based on this location as there are no other alternative places or on-street parking for guests. To prevent potential issues, it is recommended the applicant provide additional guest parking spaces, ensuring convenience for visitors and minimizing any parking-related conflicts or disruptions within the neighborhood.

**f. Dumpster:**

- The current dumpster location is neither aesthetically nor functionally viable and does not align with best practices. Dumpsters must be properly screened from public streets, rights-of-way, and adjacent properties, while ensuring unobstructed access for city waste services. As the project is located along a one-way street, there is no feasible location for pickup bins, nor would multiple bins for eight dwelling units be recommended to be placed on the opposite side of the adjacent right-of-way due to the one-way traffic and limited room for vehicles to pass uninterrupted. The only feasible solution at this location is to place a dumpster on the property, which is properly screened and serviced from an internal drive so as not to obstruct traffic and create an unsafe condition in the immediate area.

**g. FPL utility box:**

- Placing utility boxes, such as pad-mounted transformers, in the front yard is undesirable due to aesthetic concerns and the need for clear access for utility companies. Consider relocating the utility box to the southeast corner of the property.

11) Provide the following changes to the Site Plan:

- a. Provide the depth measurements of the balconies on SE 12<sup>th</sup> Street;
- b. Update Site Plan Data Table with accurate site area measurement as indicated on the updated Application Form;
- c. Update sheet A-001 and/or A-002 provide clarification of proposed fencing materials. On the site plan it shows as aluminum and PVC fencing, and details page showing concrete wall and aluminum fencing;
- d. On the site plan indicate location of the public sidewalk along 10<sup>th</sup> Ave and how it will connect to the internal sidewalks. Please note, when a sidewalk crosses a driveway, it should be made from the same material as the public sidewalk (e.g. concrete);
- e. Remove all obstructions (trees, fence posts, bollards, etc.) located in the required 5 foot pedestrian easement around the perimeter of the property. Only grass and traversable surfaces are permitted within the five (5) foot easement area. Any fences or walls crossing the pedestrian easements must have a five (5) foot-wide



gate, with posts outside of the easement area;

- f. Consider reduced height of poles due to proximity of the project nearby residential area. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (Section 47-20.14);
- g. Update lighting plan to extend the lumen measurements to the property line.  
*Note: All required illumination shall be controlled by automatic devices. The required illumination for open-air parking areas shall operate from dusk to dawn with one-half (1/2) light levels permitted from midnight to dawn.*

12) 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:**



The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

1. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the Project Planner (Lina Allakhverdieva 954-828-4995) to review project revisions and/or to obtain a signature routing stamp.
3. Additional comments may be forthcoming at the DRC meeting.



UDP-S25004

**Legend**

-  Subject Parcel
-  Fort Lauderdale Municipal Boundary Line

