

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25012



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25012
PROJECT NAME	Las Olas Villa Townhouses
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	Development Review Committee
REQUEST	6-Unit Townhouse Development
APPLICANT	Las Olas Homes, LLC.
AGENT	Stewart Robin & Steven Gaynair, Nest Plans, Inc.
PROPERTY ADDRESS	923 W. Las Olas Boulevard
ABBREVIATED LEGAL DESCRIPTION	Waverly Place 2-19 D Lots 11,12 & S1/2 Vac Alley Lying N Of Said Lots Blk 113
ZONING DISTRICT	Residential Multifamily Low Rise/Medium High Density (RML-25) District
LAND USE	Medium-High Residential
COMMISSION DISTRICT	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION	Sailboat Bend Civic Association
SUBMITTED	April 11, 2025
COMPLETENESS ISSUED	April 22, 2025
EXPIRATION	August 20, 2025 (120 Days)
WAIVER	Not Requested
CASE PLANNER	Trisha Logan, AICP Principal Urban Planner

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-S25012

CASE COMMENTS:

Please provide a response to the following:

1. A single-family dwelling unit not exceeding three stories in height constructed in a group of two or more attached units with property lines separating such units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides are classified as townhouses. Please update the group classification townhouses per section R101.2 of the FBC Residential volume. Note that each townhouse will require a separate building permit for construction.
2. Reference the Florida Building Code 8th edition on plan for the proposed development [FBC 2023-101.2]
3. Specify fire-resistance separation requirements between townhouses based on section R302 of FBC 2023 Residential Volume.
4. 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.

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-S25012

CASE COMMENTS:

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

1. Provide 5' Right-of-Way dedication or permanent Right-of-Way Easement along north side of W las Olas Boulevard, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Information provided on Civil plan, sheet C2 of 5, is not legible. Please provide a paving grading and drainage plan, and a separate water and sewer plan. Additional comments may apply once the plans are legible.
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. Survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
5. 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., as applicable.
6. 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.
7. Trash enclosure:
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ site as applicable.
8. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
Calculations will be reviewed once a legible paving grading and drainage plan is provided.



9. 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). Annotate distances on Landscape plan.
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.

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-S25012

CASE COMMENTS:

Please provide a response to the following:

1. 2024 FEMA FIRM-Structure is currently located in an AE flood zone with a base flood elevation of 6. Per R322.2.2, The garage slab elevations are below BFE+ 1.4 ft (Base Flood Elevation + Freeboard +.4). Flood openings are therefore required at 1 sq in to 1 sq ft ratio. A minimum of two flood openings. The openings should be installed on at least two sides of each enclosed area.

GENERAL COMMENTS

The following comments are for informational purposes.

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



Case Number: UDP-S25012

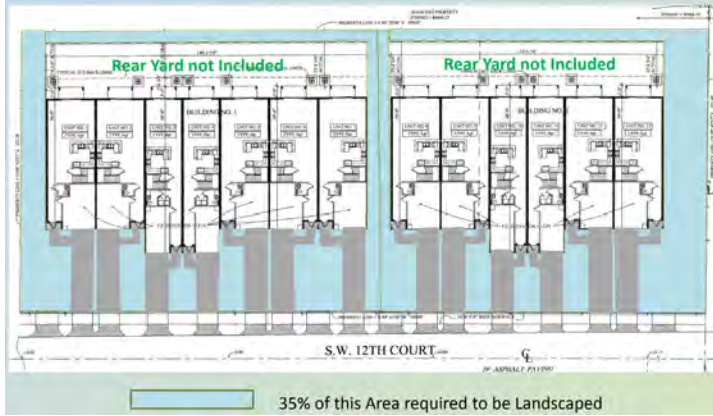
CASE COMMENTS:

Please provide a response to the following.

1. Provide ISA Certified Arborist report for all specimen-size trees (Large: 18+ " DBH; Medium: 13+ " DBH; Small: 8+ " DBH) as per ULDR 47-21.6.A.2.i. (#2, 3, 4 & 5) 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. Proposed specimen tree removal (#3 & 4) would require submittal of an evaluation report prepared by an ISA Board Certified Master Arborist, ASCA Registered Consulting Arborist or Registered Landscape Architect using a method outlined in the Council of Tree & Landscape Appraisers "Guide for Plant Appraisal, 10th edition" to determine equivalent value (i.e. Functional Replacement Method - Trunk Formula Technique) as per ULDR 47-21.15.G.10. Please provide.
3. For proposed specimen tree removals (#3 & 4) please provide a narrative response per ULDR 47-21.15.F.7.e: That the development plan designs around existing, large, desirable trees. A tree removal permit may be denied by the Department if it has been determined that large desirable existing tree(s) will be displaced by proposed site plan elements and or the placement of such site plan elements does not provide sufficient root system support for the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan. Especially regarding existing specimen tree #4 along rear property line.
4. Trees #2, 5 & 6, as numbered on submitted Tree Survey/Disposition Plan (Sheet L-1), are illustrated to be shared trees with adjacent properties per submitted Boundary Surveys (Sheets 923 Survey 1 & 925 Survey 2). Proposed removal of shared trees shall require the applicant to submit a notarized letter(s) of approval from the respective adjacent property owner(s). Please provide.
5. 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. This includes the CRZ for trees which are required to remain on adjacent properties which may extend into the subject property. For example, there is an adjacency conflict between the proposed development and adjacent Live Oak to remain at East property line. Please revise where in conflict.
6. 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.
7. 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 for additional information:
https://www.fortlauderdale.gov/home/showpublisheddocument/21528/636282174479670000



- 8. 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.
9. 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.
10. 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.
11. A minimum separation of 6 feet is required between the 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.
12. 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.
13. 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.

Case Number: UDP-S24012

CASE COMMENTS:

Please provide a response to the following:

1. Residential entry doors should be impact resistant glass or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area as defined in Section 768.0706(2)(a)(7) FSS.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt as defined in Section 768.0706(2)(a)(4) FSS.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. Residential units should be pre-wired for an alarm system.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking garage, hallways, pool and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days as defined in Section 768.0706(2)(a)(1) FSS.
6. All Lighting should conform to IES and CPTED standards and illumination requirements as defined by Section 768.0706(2)(a)(2) FSS. The parking area should be illuminated at an intensity of at least an average of 1.8 fc per square foot at 18 inches above the surface from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn.
7. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn as defined in Section 768.0706(2)(a)(3) FSS.
8. Emergency communication devices should be placed in the parking garage, 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. Locked gates with key or fob access along pool fence areas as defined in Section 768.0706(2)(a)(6) FSS.
10. Light reflecting paint should be used in the parking garage to increase visibility and safety.
11. The parking garage entry should be equipped with high-speed gates or crossbars, or in-ground spikes to prevent unauthorized intrusion or "piggybacking".
12. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
13. There should be access control for mechanical, electrical and maintenance rooms where applicable.
14. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

General Comments: It is highly recommended that the managing company arrange for private security during construction. Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S25012

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. Service Days shall be per the City's residential routing schedule.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Containers: must comply with 47-19.4
9. 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.
10. 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-S25012

CASE COMMENTS:

1. Sidewalk shall continue to the eastern and western property line.
2. 20 feet of the proposed drive aisle shall have a minimum vertical clearance of 14 feet. Please reach out to the city of Fort Lauderdale Fire Department reviewer to verify if additional vertical or horizontal clearance is needed.
3. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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



Case Number: UDP-S25012

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 180 days, which falls on October 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 proposed development is located on a site within the Sailboat Bend Historic District and is subject to criteria under Section 47-17 and Section 47-24.11 of the ULDR. A Certificate of Appropriateness Application to the Historic Preservation Board (HPB) is required for the proposed demolition and new construction project. The applicant shall submit a complete application and all required materials to be placed on a HPB agenda prior to the scheduling of further board/commission meetings. Contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954-828-7101 to review the requirements of the HPB application and submittal deadlines.
- 10) 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 Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, 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.

Following review of the land use and development history of the property, it has been determined that there is a potential to encounter previously undocumented cultural resources. A Phase I archaeological survey must be provided by a professional archaeologist, who meets the Secretary of the Interior's Professional Standards for such



work as set forth in 36 CFR part 61 as amended. Further details of requirements are included in the attached letter from the City's Archaeological consultant, Coastal Archaeology and History Research, Inc.

A Letter of Agreement from a professional archaeologist must be submitted in coordination with building permit applications for demolition and new construction to perform this work. A final report must be submitted by the archaeologist to Trisha Logan prior to issuance of Certificate of Occupancy. For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954.828.7101.

11) 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:**

- i. 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. Provide the specific percentage of setback that the front façade is recessed from the rest of each townhouse group. To mitigate building massing, consider introducing variations in the wall plane along the primary building façade. This could be achieved by incorporating recessed elements or sections into the exterior wall, adding visual interest while maintaining a cohesive rhythm.

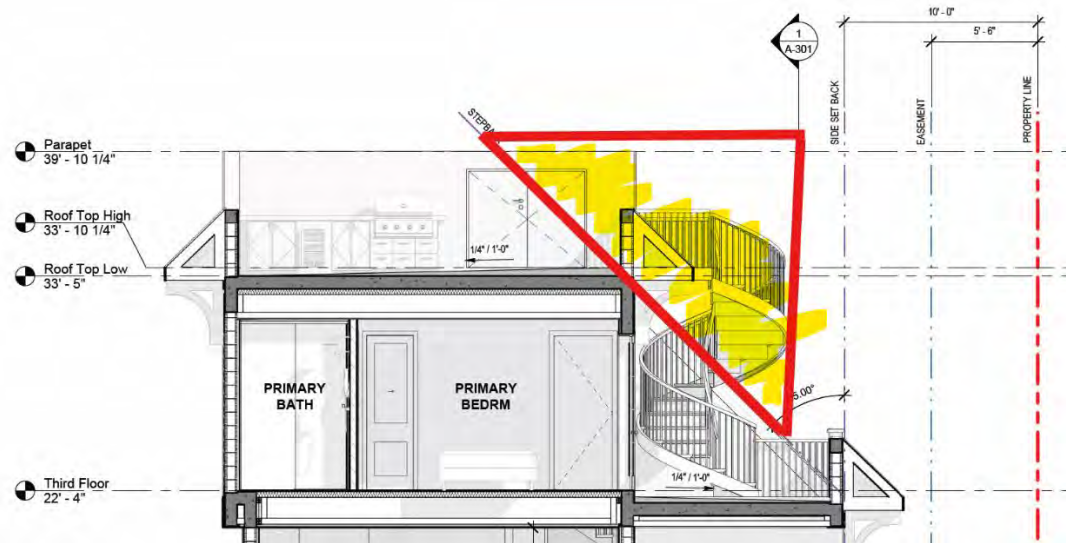
b. **Architectural elements:**

- i. 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. Additionally, introduce shading devices over the second and third-floor windows to provide functional and aesthetic elements, contributing to visual interest and comfort.
- ii. The design of the front elevation, specifically on the ground floor, needs to be enhanced in relation to the surrounding historic district. The addition of awnings or wrapping around the railing from the front entrance could create a more prominent front porch appearance. This could also be accomplished by carrying over the second-floor balcony along the full length of the front facade. Per the code, the roofed landing may encroach into the front yard an additional three (3) feet.
- iii. Consider using awnings over the second and third floor window openings on the front elevation.



c. Roof Deck:

- i. Stairs and roof appurtenances are allowed to exceed height but are not permitted to encroach into the stepback envelope.



- ii. More information needs to be provided on the roof deck including the measurement of the roof floor and the height of the railings to determine if the permitted height has been exceeded.
- iii. An equipment room with doors on the roof is not allowed, only screening is permitted.

d. Trash Pads:

- i. Two separate trash pads are shown on the site plan but may not be necessary to provide since there is a dedicated location for bins located within each garage. Requirements are to be confirmed with solid waste.

e. FPL utility box:

- i. 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 FPL box is placed in front of the stairs to the east unit, it would be better in a location that is not blocking a primary architectural feature.

f. Fencing:

- i. PVC fencing is not permitted in the Sailboat Bend Historic District. Additional information is needed on the gate and function of the gate.
- ii. Seventy-five percent (75) of all fencing or walls along the front yard of a townhouse development abutting a public right-of-way must be of non-opaque materials such as vertical bars or picket fence. The opaque



percentage of fencing needs to be indicated on the plans.

12) Provide the following changes to the Site Plan:

- a. Update Site Plan to show required 5-foot right-of-way dedication and adjust sidewalk accordingly.
- b. Indicate type of siding on Sheet A-004
- c. Provide measurement of rooftop equipment with note indicating that the screening will be at a minimum 6-inches above the top most surface of the mechanical equipment.

13) The City's vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

14) 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.

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 (Trisha Logan - 954-828-7101) to review project revisions and/or to obtain a signature routing stamp.
3. Additional comments may be forthcoming at the DRC meeting.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Monday, May 5, 2025

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

RE: UDP-S25012
Street: 923-925 W. Las Olas Blvd, Fort Lauderdale, Florida
Parcel(s): 504209091430, 504209091431

Trisha Logan,

In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced application in accordance with Chapters 267, *Florida Statutes* and Section 47-25.5P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

The subject property consists of approximately .3+/- sq. acres of situated on the north side of West Las Olas boulevard, between SW 9th Street and SW 10th Street, Sailboat Bend neighborhood, City of Fort Lauderdale.

The subject property is within the North Bank New River Archaeological Zone, and area identified as having increased potential for archaeological deposits (AHC 1995, CAHR 2014). A review of the Florida Master Site File (FMSF 2025) indicates the subject property is with historical resource 8BD4428 / Sailboat Bend Historic District and may contain portions of the New River Earthworks / 8BD0003, a prehistoric archaeological site previously recorded with the FMSF. A review of the Broward County Property Appraiser (BCPA 2025), as well as local land use plans, historical maps and aerials indicate both parcels contain structures dating from the early-to-mid 20th century.

Opinion

In my capacity as the City's archaeological consultant, it is my opinion that the proposed development may have an adverse effect on previously recorded archaeological site 8BD0003 / New River Earthworks. Archaeological surveys throughout Fort Lauderdale and south Florida have demonstrated that intact archaeological deposits may remain extant beneath mid-century and earlier development and that these resources may be encountered during new developmental activity, particularly during ground disturbances associated with demolition, construction, and utility installation and improvements.

Recommendation

The following work is required as a condition of approval.

1. A professional archaeologist who meets the minimum professional standards (36 CFR Part 61) should perform due diligence archaeological survey of the subject property to include judgmental, close interval shovel testing for the purpose of determining the presence and distribution of intact soils and possible archaeological resources within the subject property. The professional archaeological may use additional testing methodologies as may be required by the property conditions including, but not limited to, unit test excavations and mechanical or hand trenching where test pits are not feasible.
 - a. The results of the survey will provide additional information regarding future conditions of development which may include but are not limited to archaeological monitoring during demolition and construction; additional archaeological investigation; management /mitigation in the event of discovery of unmarked burials, and other considerations as may be deemed recommended by the archaeologist.
 - b. The survey should be completed in accordance with accordance with Chapter 267, *Florida Statutes* and Section 47-25.2.P, *Fort Lauderdale U.L.D.R* The purpose of the CRAS will be to determine possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value. The work should conform to the standards set forth in Chapter 1A-46, *Florida Administrative Code*, and Module Three Guidelines and the Secretary of the Interior Professional Standards.
 - c. The Archaeologist shall submit the survey report to the City's Historic Preservation Planner (Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7107) for review of completion, determination of effects and/or significance, and approval or approval with conditions. The report should detail the dates and activities of the due diligence survey. The report should include an assessment and characterization of all historic/archaeological resources identified within the parcel, proposed, or recommended management or mitigation strategies, and identification of the disposition of recovered archaeological collections as appropriate.
2. In the event archaeological deposits are discovered during development, then development activities in the vicinity of the find shall halt immediately and the City's Historic Preservation Planner (Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7107) to coordinate the discovery.
3. In the event unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the developer shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 *Florida Statutes* as it pertains to the discovery of unmarked human remains.

Please contact me if you have any questions about the information or recommendations made in this letter.

Regards,



Matthew DeFelice, M.A.

President / Archaeologist, CAHR, Inc.

Ref.

Broward County Property Appraiser

2025 Broward County Property Appraiser. [bcpa.net]

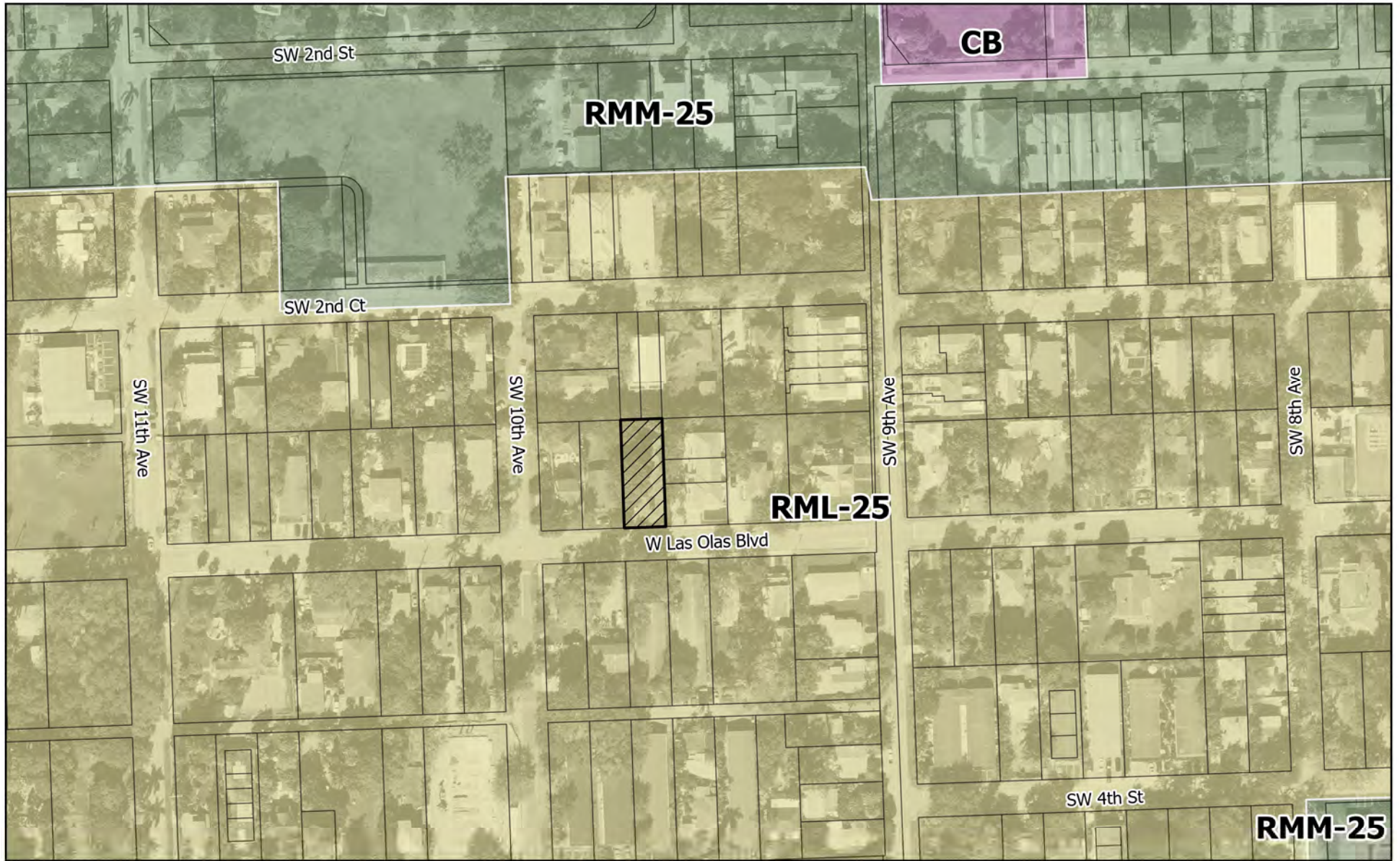
Florida Master Site File

2025 Florida Master Site File, Florida Dept. of State, Division of Historical Resources, Tallahassee, Fl.

United States Dept of Agriculture

1949 Aerial Photographs of Broward County, (1949), Map and Imagery Library, George A. Smathers Libraries, University of Florida. (26 Feb 2024). [https://ufdc.ufl.edu/collections/aerials] (26 Feb 2024).

1958 Aerial Photographs of Broward County, (1958), Map and Imagery Library, George A. Smathers Libraries, University of Florida. [https://ufdc.ufl.edu/collections/aerials] (26 Feb 2024).



UDP-S25012

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

