

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25035



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25035
PROJECT NAME	The Estates at Riverland
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	Development Review Committee
REQUEST	11-Unit Townhome Development
APPLICANT	Arman Shahbazyan
AGENT	Gevorg Shahbazyan
PROPERTY ADDRESS	1841 SW 29 Avenue
ABBREVIATED LEGAL DESCRIPTION	Rohan Acres 22-43 B LOT 4 BLK 2
ZONING DISTRICT	Irregular Residential (RD-12.22) District
LAND USE	Irregular Residential 12.22
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Chula Vista Isles Homeowners Association
SUBMITTED	September 11, 2025
COMPLETENESS ISSUED	September 15, 2025
STATE STATUTE 166.033 EXPIRATION	January 17, 2026
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.



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CASE COMMENTS:

Please provide a response to the following:

1. During the permitting process each townhouse will require a separate building permit for construction.
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. Specify uses and occupancy classification per Chapter 3 of the FBC
4. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.
5. Specify fire-resistance separation requirements between townhouses based on section R302 of FBC 2023 Residential Volume.
6. 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

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>



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CASE COMMENTS:

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

1. Please coordinate all the plans. For example, Civil and Landscape plans show different stormwater drainage systems and site layout.
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. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This 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.
6. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
7. Water and Sewer Plan: Move the proposed sanitary sewer manhole MH #2 to the property line and provide a minimum of 10' x 15' permanent utility easement adjacent to the right-of-way for access and maintenance. Show and label the easement on the plans accordingly.



8. Please clarify the purpose of the proposed drainage system shown at Civil sheet C2, conformed of catch basins and manholes with solid pipes only and no exfiltration (Catch basin No. 1, 2, 3 and 5).
9. 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.
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.

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. Since the bldg. does not have fire sprinklers, they must comply with the FFPC Section 18.2 for Fire Dept. access. Per 18.2.3.5.4 Deadens greater than 150 Feet must be provided with an approved turnaround. Please contact this Office at 954 828-5080 for Fire truck dimensions and turning radius specs. If Fire sprinklers are installed this can be waived.

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.



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CASE COMMENTS:

Please provide a response to the following.

1. Verify that mitigation equivalent replacement and value on Tree Disposition and Mitigation List, sheet L.02, has been calculated correctly per the City's amended Tree Preservation Ordinance (ULDR 47-21.15.G). Please revise as applicable.
2. Illustrate and label the horizontal clearance from tree trunk to existing and proposed underground utilities on the landscape plan, as per proposed civil engineering and site plans. 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. This includes existing and proposed sanitary sewer lines, water lines, electrical lines, communication lines, drainage well and lines, etc.
3. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
4. 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.
5. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles.
6. 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. The amended ordinance may be found within the City's ULDR published online by MuniCode:
https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
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 permit and approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
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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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, parking area, hallways, 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. 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. If applicable.
9. All landscaping should conform to CPTED guidelines.
10. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS:

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



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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. 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.
5. Service Days shall be per the City's residential routing schedule.
6. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
7. Containers: must comply with 47-19.
8. 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:

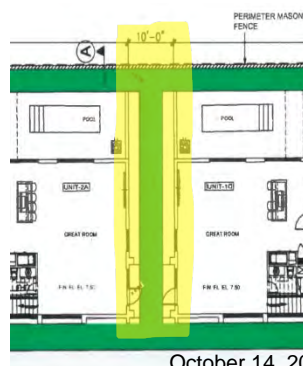
Please provide specific details of solid waste and recycling collection per building

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CASE COMMENTS:

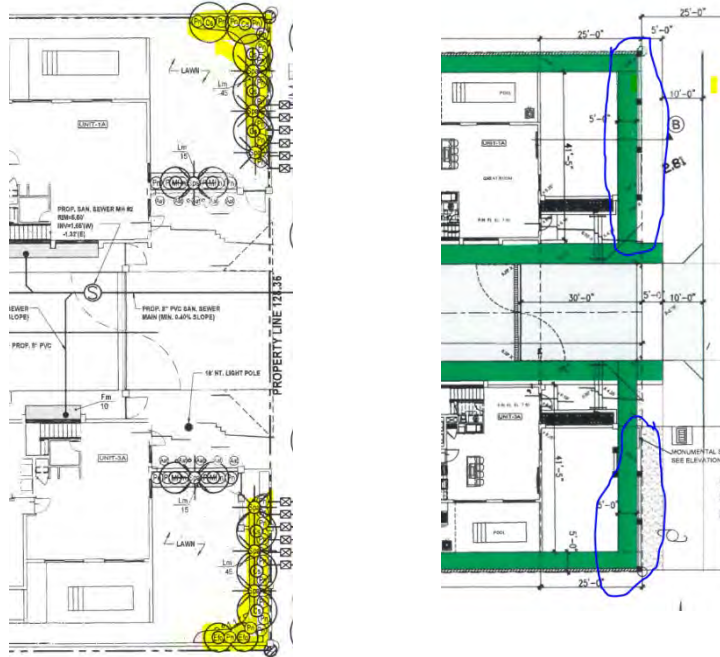
Please provide a response to the following:

- 1) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before January 13, 2026, unless a mutually agreed upon time extension is established between the City and the applicant. 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 Irregular 12.22 Residential 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) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
- 4) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.
- 5) Provide an updated abstract survey or title commitment. Work with the Engineering reviewer to fulfill survey requirements.
- 6) The site plan set is blurry with difficult to read line weight. Provide an updated site plan set that is clear, legible, and with heavier line weight.
- 7) 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. 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. The 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). Be advised, start the recordation process as early as possible to avoid any unnecessary delays to the completion of the project.
 - a. The easement space between Building 1 and Building 2, is not sufficient. Each building requires a 5-foot easement, for a total of 10 feet. Widen the easement highlighted below to a total of 10 feet in width and remove all obstructions such as architectural elements.

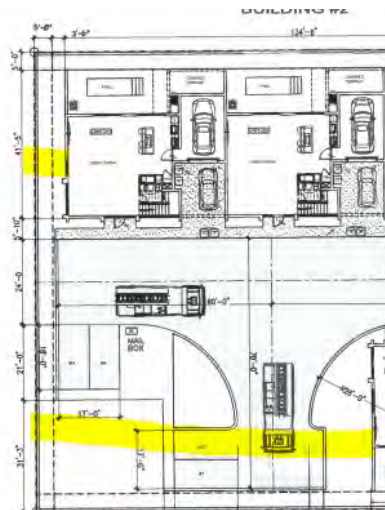




- 8) Provide the following changes to the site plan:
a. Remove all obstructions (trees, fence posts, etc.) located in the required 5-foot pedestrian easement around the perimeter of the property. Only grass and traversable surfaces are permitted within the 5-foot easement area. The plans indicate conflicts between the onsite landscaping and 5-foot easement area. The easement does not need to follow the exterior of the property line and can be adjusted out of the landscape area. The relocation of the landscaping is also possible but would create a visual gap between the fence and landscape hedge. Therefore, adjusting the location of the easement is preferable.



- b. The plans indicated a masonry wall around the perimeter of the property. Provide the proposed height on the site plan and cross sections, detail sheets, and example images of the wall.
c. Consider placing landscaping along the perimeter of the property and moving the five (5) foot easement closer to the units to increase compatibility between the townhouses and surrounding homes.
d. Provide rear yard setback measurements. Missing measurements are identified below.





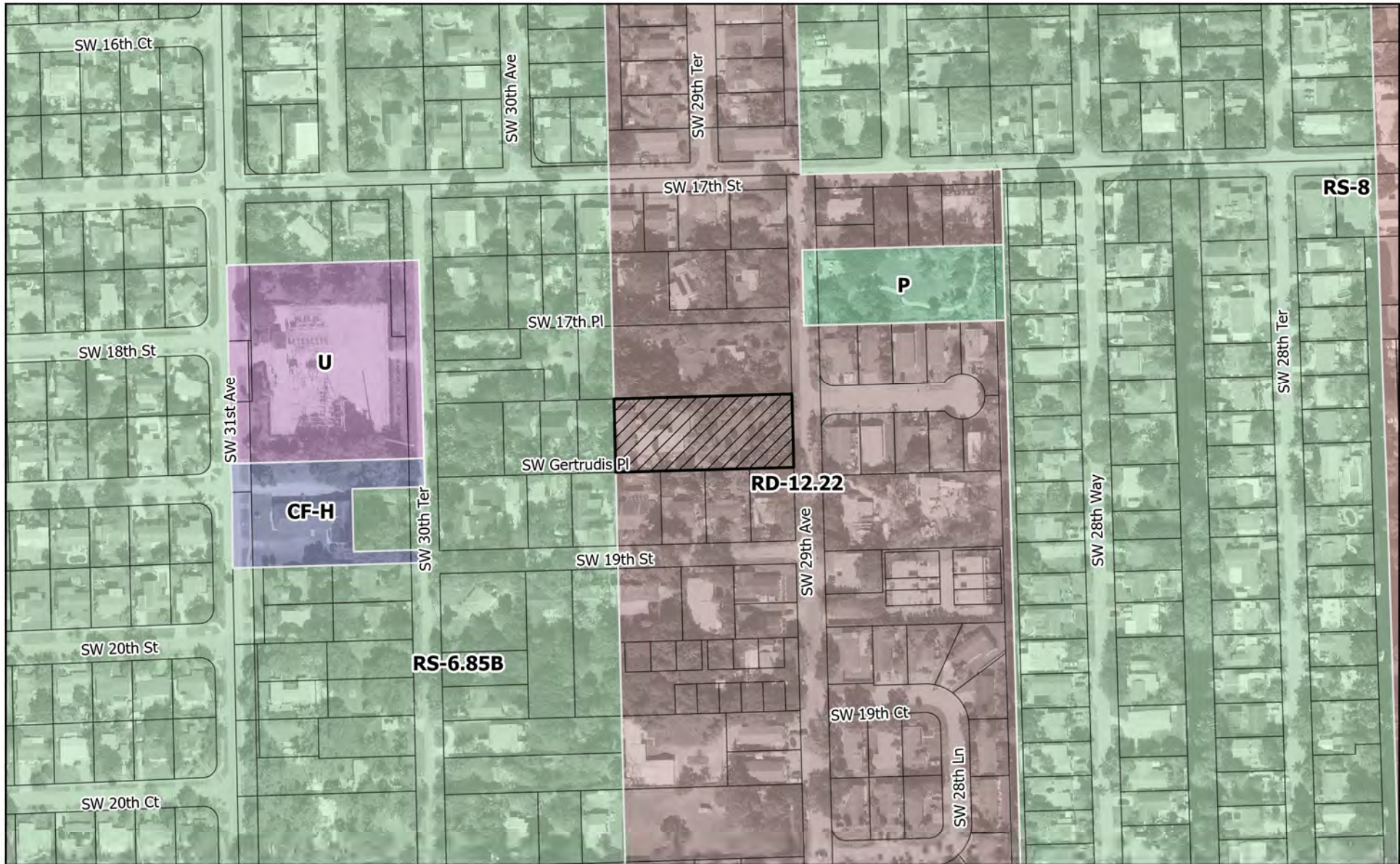
- 9) Provide the following changes to the elevation plans:
 - a. Increase window size on the two eastern units facing SW 29th Avenue, to mimic the high level of transparency provided on facades along the internal drive.
 - b. Identify materials being used on each of the elevations. Provide a corresponding material list and image examples.
- 10) Pursuant to Section 47-22.4.C.8, provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials

Please note any proposed signs will require a separate permit application.

- 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 COMMENTS

- 12) 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.
- 13) 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.



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Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

