

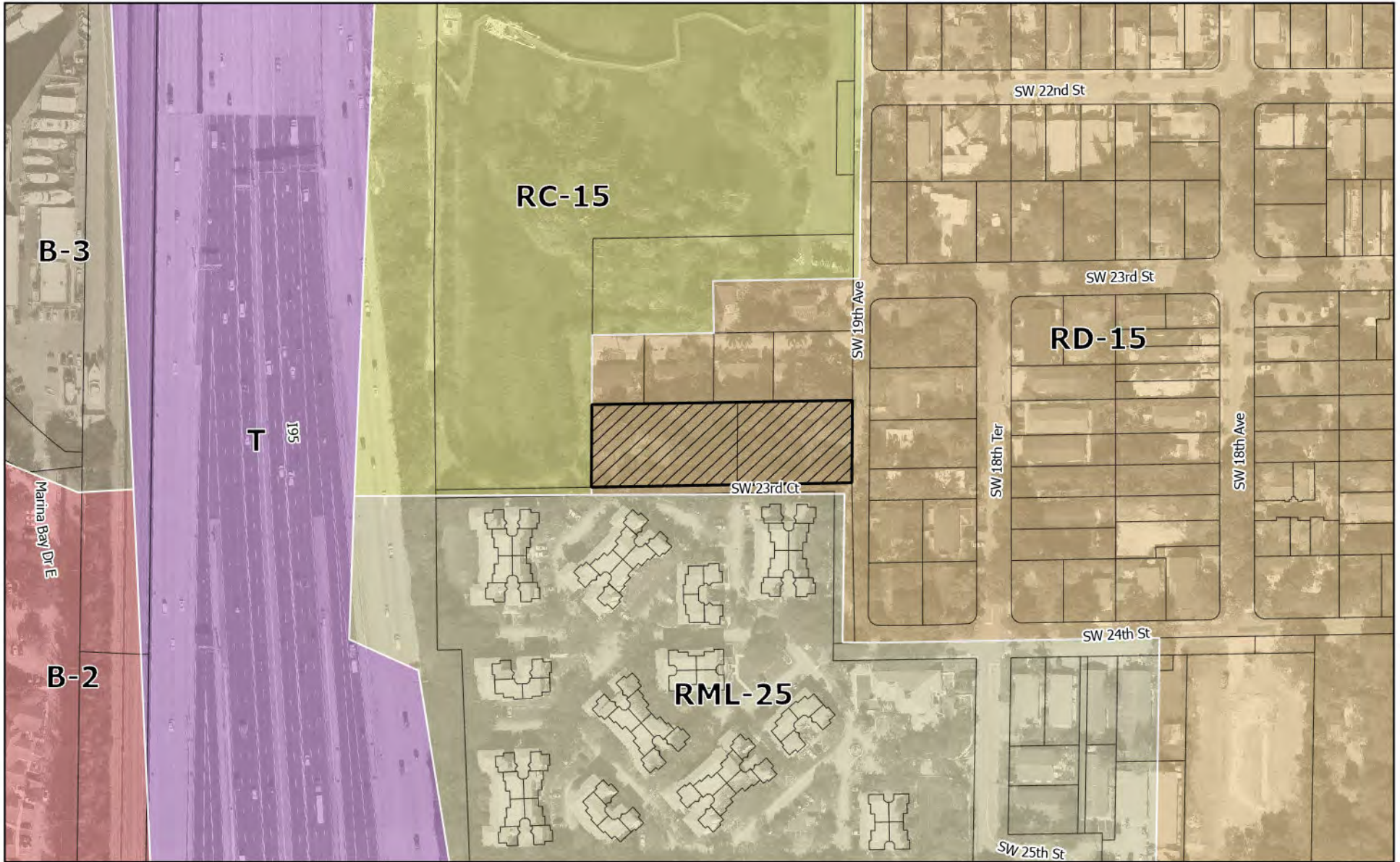
CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

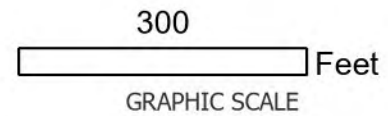
CASE NO. UDP-S26028



UDP-S26028

Legend

- Fort Lauderdale
Municipal Boundary Line
- Subject Site



Date Exported: 9/14/2026

CASE INFORMATION

CASE	UDP-S26028
PROJECT NAME	The Palms at River Oaks
APPLICATION TYPE	Site Plan Level III Review
APPROVAL LEVEL	Planning and Zoning Board, Subject to City Commission Request for Review
REQUEST	Zero Lot Line Development with Eight (8) Single-Family Residential Dwelling Units
APPLICANT	South Fork Landing, LLC
AGENT	Robert Sherman/MBA Development
PROPERTY ADDRESS	2323 SW 19 Avenue
ABBREVIATED LEGAL DESCRIPTION	West 3/4 of the Southwest 1/4 of the Southwest 1/4 of 16-50-42
ZONING DISTRICT	Residential Single-Family Duplex/Medium Density (RD-15) District
LAND USE	Residential Medium
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	River Oaks Civic Association
SUBMITTED	August 21, 2026
COMPLETENESS ISSUED	August 28, 2026
REVIEW PERIOD EXPIRATION	February 24, 2027 (180 Days)
CASE PLANNER	Lorraine Tappen, AICP, Principal Urban Planner

REVIEWER CONTACT INFORMATION

BUILDING	Shalanda Nelson	snelson@fortlauderdale.gov	954-828-5242
ENGINEERING	Raymond Meyer	rmeyer@fortlauderdale.gov	954-828-5048
LANDSCAPE	Mark Koenig	mkoenig@fortlauderdale.gov	954-828-7106
POLICE	Nicholas Herring	nherring@flpd.gov	954-828-4239
SOLID WASTE AND RECYCLING	George Woolweaver	gwoolweaver@fortlauderdale.gov	954-828-5371
TRAFFIC ENGINEERING	Benjamin Restrepo	brestrepo@fortlauderdale.gov	954-828-4696
URBAN DESIGN AND PLANNING	Lorraine Tappen	ltappen@fortlauderdale.gov	954-828-5018

RESUBMITTAL STEPS AND INSTRUCTIONS

RESUBMITTAL	All resubmittals must be conducted through LauderBuild
	Plans must be flattened and reduced in file size
	Sheet numbers must be consistent for each version
	Only upload sheets containing changes
RESPONSES	Applicants must provide a written response to each issue
	Responses must specify revisions and sheet
ADDITIONAL DOCUMENTS	Must be provided at time of resubmittal
QUESTIONS	Please contact the case planner



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BUILDING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
General			
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.		Shalanda Nelson	Yes
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			



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Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2026 the 9th Edition of the Florida Building Code will be adopted.
2. 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.
3. Each building and or structure will require a separate permit.
4. 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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ENGINEERING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Private Storm System The stormwater system proposed shall be contained entirely within private property. Systems in the R/W cannot be connected to private storm systems.	SHEET 4	Alejandra Simon	Yes
Sewer Main Extension Sewer mains greater than 6-inches are considered sewer main extensions. An FDEP/BC application should be submitted for City signature.	SHEET 5	Alejandra Simon	Yes
Profiles Demonstrate water main separation in accordance with FAC 62-555.314. Provide profiles for all water and sewer mains where there is a conflict with any other utility. Profiles must show crossings with existing utilities and clearances. Including top & bottom of pipes, inverts, finished grade elevations, etc. and existing water/sewer/drainage utilities. These values should also be called out on the plan view.	SHEET 6	Alejandra Simon	Yes
Valves Show & label all proposed valves on water main. Each pipe fitting shall be marked with its size and top-of-pipe elevation. Identify the type	SHEET 6	Alejandra Simon	Yes



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of fitting (degree bend, cross reducer, cap, tee, valve etc.) Label whether a bend is horizontal or vertical.

Existing sewer main

Size & material of existing sewer main

SHEET 6

Alejandra
Simon

Yes

Standard Details

All construction details and materials for proposed improvements on Right-of-Way shall be in accordance with the City of Fort Lauderdale Standards Detail.

Engineering plan must call out applicable standard details and included them in the set of plans.

SHEET 6

Alejandra
Simon

Yes

Terminal Manhole

Terminal manhole to be within a utility easement 10X15 feet min.

SHEET 6

Alejandra
Simon

Yes

Sewer Profile

Provide profiles showing all newly constructed sewer lines including inverts, finished grade elevations, etc. and existing water/sewer/drainage utilities. Profiles must show crossings with existing utilities and clearances.

These values should also be called out on the plan view.

SHEET 5

Alejandra
Simon

Yes

Sewer Flow

Please show direction of flow on sewer extension.

SHEET 5

Alejandra
Simon

Yes



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Water Main Extension

The proposed water main will serve multiple buildings and exceeds 100 linear feet. Please coordinate with FDEP/Broward County to confirm the applicable permitting requirements.

SHEET 6

Alejandra
Simon

Yes

6-inch Master Meter

If the driveway is a private driveway a 6-inch master meter is required.

All water main constructed within City Right-of-Way shall be DIP, and 4 Inch or larger water meter vaults shall be located on-site adjacent to R/W within a 10 Foot by 15 Foot Utility Easement.

Apply for a utility service application for each tap greater than 2-inches through LauderBuild.

SHEET 6

Alejandra
Simon

Yes

If Contractor is completing the installation apply for a ROW-WAT permit at the same time. If the City is doing the installation, a ROW permit is not required. State on plans who is doing the work.

Follow link for application and instructions

https://www.fortlauderdale.gov/files/assets/public/v/4/development-services/documents/land-development/utility_service_app_v9.pdf

Right-of-Way Dedication Delineation

a. Provide 25' Right-of-Way fee simple dedication along west side of SW 19 Avenue, to complete half of 50' Right-of-Way section per ULDR Section 47-24.5.D.1.I.

Raymond
Meyer

Yes



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i. Prior to Final DRC sign-off, show/label delineation in the plans and provide the square footage of the required dedication area.

Water Easement Delineation

Provide permanent Water Easement (10' minimum width along the direction of flow, abutting the adjacent public Right-of-Way boundary, and 15' minimum length) for any 4-Inch or larger water meter located within the proposed development (for City Maintenance access).

a. One 6-Inch water meter adjacent to SW 19 Avenue Right-of-Way (i.e. proposed boundary).

Raymond
Meyer

Yes

i. Please be advised that proposed 6 Inch water meter and corresponding Water Easement shall not encroach within proposed Right-of-Way dedication area.

ii. Prior to Final DRC sign-off, show/label delineation in the plans and provide the square footage of the required easement area.

Sanitary Sewer Easement Delineation

Provide 10' x 15' (min.) permanent Sewer Easement for any first private sanitary sewer manhole located within the proposed development (for City Maintenance access).

a. One 8-Inch sewer main adjacent to SW 19 Avenue Right-of-Way (i.e. proposed boundary).

Raymond
Meyer

Yes

i. Please be advised that proposed first private sewer manhole and corresponding Sewer Easement shall not encroach within proposed Right-of-Way dedication area.

ii. Prior to Final DRC sign-off, show/label delineation in the plans and provide the square footage of the required easement area.



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Water & Sewer Capacity Availability Letter

Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <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>.

Raymond
Meyer

Yes

a. Capacity letter request under LauderBuild Record #ENG-CR-26080010 received 08/27/2026 for this proposed development. In response to DSD-PW staff comment 'More Information Required' provided 08/31/2026 (i.e. Please upload Fire Flow Calculations. In Plan Room, see sample document for reference), Applicant's 'Documents Submitted' received 09/01/2026.

Boundary & Topographic Survey

Provide an updated signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements.

a. 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.

Raymond
Meyer

Yes

b. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submitting the survey and must be certified to the City of Fort Lauderdale.

c. If any encumbrances are found in the property, provide a PDF copy of the recorded



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documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).

d. Provide PDF copy of all recorded documents labeled on the survey, including:

i. Per 'NOTES AND SURVEYOR'S REPORT' Item #1 – THE SUBJECT PROPERTY IS THE LANDS OF SOUTH FORK LANDING LLC, AS RECORDED IN INSTRUMENT NUMBER 120826966.

ii. Per 'REFERENCES' Item #1 – MAP ENTITLED "THE R.B.F. PLAT", PLAT BOOK 155, PAGE 35, BROWARD COUNTY RECORDS.

iii. P.B. 9, PG. 46, B.C.R. (i.e. adjacent "S.W. 19TH AVENUE (25' WIDE PUBLIC RIGHT-OF-WAY)").

iv. O.R.B. 182, PG. 344, B.C.R. (i.e. "25' RIGHT-OF-WAY") for west half of adjacent SW 19 Avenue.

v. D.B. 548, PG. 504, B.C.R. (i.e. adjacent "S.W. 23RD COURT...12' WIDE RIGHT-OF-WAY").

vi. P.B. 127, PG. 33, B.C.R. (i.e. adjacent 'PARCEL "A"..."OSCEOLA PARK APARTMENTS').

vii. O.R.B. 43184, PG. 1161, B.C.R. (i.e. adjacent 'N/F LANDS OF MARINA OAKS CONDOMINIUM').

viii. O.R.B. 46640, PG. 1916 (i.e. adjacent 'N/F LANDS OF CITY OF FORT LAUDERDALE').

ix. O.R.B. 5894, PG. 995, B.C.R. (i.e. adjacent "3' SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY EASEMENT").

Disposition of Existing Utilities

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.

Raymond
Meyer

Yes



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a. Show delineation and label size/material of existing City 2" PE water main (that reduces to 1" PE water main) located within the adjacent SW 23 Court Right-of-Way. If needed, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of City utility maps.

Limits of Construction

Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.

a. Architectural and Landscape Plans – Show/label existing property boundary to be consistent with that shown on Boundary & Topographic Survey and conceptual Civil Plans.

b. Discuss status of corresponding vacation request of City Right-of-Way/DRC Case #UDP-V23002 for the proposed vacation of the adjacent 12' width SW 23 Court Right-of-Way previously submitted for this proposed development.

i. Provide written authorization/concurrence from the private property owner located immediately south of adjacent 12' width SW 23 Court Right-of-Way, that allows this proposed development to request ownership of the entire Right-of-Way width located between the two properties (since ownership of each half of vacated Right-of-Way typically reverts back each adjacent property owner).

c. Along the adjacent SW 19 Avenue, where the proposed additional southbound travel lane asphalt pavement area is depicted with an angled lane shift taper, please extend that full width pavement (and 8' GRASS SWALE) to the north property boundary (and show/label edge line striping within the lane shift taper area) to support future

Raymond
Meyer

Yes



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connectivity to the north.

d. Dimension approximate width of existing travel lane within the adjacent SW 19 Avenue Right-of-Way.

e. Continue concrete sidewalk across proposed driveway access point as per the City engineering standard details.

f. Depict existing public access sidewalk along west side of SW 19 Avenue (i.e. fronting property located immediately south of adjacent 12' width SW 23 Court Right-of-Way) and how proposed sidewalk/pedestrian path will transition into existing sidewalk.

g. Delete what appears to be 'TYPE "D" CURB' pavement edge within adjacent SW 19 Avenue Right-of-Way (i.e. along existing northbound travel lane and driveway connections, and proposed southbound travel lane and driveway connection), which is not the existing condition (per the Boundary & Topographic Survey) and would impede conveyance of street drainage into adjacent roadside swale along the frontage to the proposed development.

h. Since proposed driveway radii/flare shall not extend beyond property boundaries, please revise drawings such that there is no encroachment within Right-of-Way frontage for the private property located immediately south of adjacent 12' width SW 23 Court Right-of-Way.

i. Show delineation and label areas to be managed/maintained by a HOA, such as paved common access driveway (and adjacent sidewalk), utilities, etc.

j. Please be advised that proposed landscape improvements on adjacent private



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property (i.e. located immediately south of adjacent 12' width SW 23 Court Right-of-Way) would require written permission from that property owner.

Sight Triangles

Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Conceptual Civil Plans.

Raymond
Meyer

Yes

a. Please be advised that per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.

Trash Enclosures

Clearly depict trash enclosure(s) on site plan, if applicable.

Raymond
Meyer

Yes

a. Per the project 'NARRATIVE' (i.e. dated 08-28-2026), discuss if garbage trucks will access this proposed development, and if so, show truck turning movements entering and exiting the proposed development as required.

Conceptual Paving, Grading, & Drainage Plan and Calculations

Per ULDR Section 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 calculations showing proposed design will meet applicable South Florida Water Management District design criteria.

Raymond
Meyer

Yes

a. Provide sufficient existing and proposed grades and information on conceptual



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Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite.

b. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.

c. Sheet 4 of 9 (Conceptual Paving, Grading, and Drainage Plan):

i. Lower proposed pavement edge 2.05 'FINISHED GRADE ELEVATION' (labeled within adjacent SW 19 Avenue area to be dedicated as Right-of-Way) such that the new southbound travel lane drains to the west as a normal crown section (with the existing west travel lane pavement edge as the crown).

ii. Lower proposed sidewalk edge 4.25 and 4.22 'FINISHED GRADE ELEVATION' (labeled within adjacent SW 19 Avenue area to be dedicated as Right-of-Way) such that they match existing elevations of corresponding road crown (with the existing west travel lane pavement edge as the crown).

iii. Show/label proposed grading at back of public access sidewalk along the adjacent SW 19 Avenue (i.e. fronting the proposed development), which shall match existing elevations of corresponding road crown (with the existing west travel lane pavement edge as the crown) to provide a safe pedestrian walking surface.

iv. Along the west edge of paved common access driveway (i.e. at west property boundary), demonstrate resolution of the approximate 1.4' vertical grade differential between the proposed 4.27 'FINISHED GRADE ELEVATION' and adjacent existing 2.90 spot elevation (i.e. depicted on 'BOUNDARY & TOPOGRAPHIC SURVEY').

v. Show/label proposed stop sign/stop bar for driveway connection to right of way as applicable.

vi. Provide and label typical roadway cross-sections (to demonstrate harmonization) for the proposed development side of SW 19 Avenue: at driveway access point and at landscape swale area (i.e. between travel lane and sidewalk, and including 'DRY



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RETENTION AREA #2') as appropriate. Cross-sections should show/label boundaries for existing Right-of-Way and proposed 25' Right-of-Way dedication.

vii. Provide and label typical sections (to demonstrate harmonization) along south property boundary (including entire width of paved common access driveway and adjacent sidewalk), along west property boundary (including 'DRY RETENTION AREA #1'), and along north property boundary as appropriate.

Drainage Mitigation for Impacts Within Adjacent City Right-of-Way

Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way (i.e. SW 19 Avenue), such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate compliance with the City's Comprehensive Plan Objective SWS 6.1 which requires roadway design to meet South Florida Water Management District's Environmental Resource Permit Applicant's Handbook Volume II Section 3.5. (5 Years, 1 day - road centerline).

Raymond
Meyer

Yes

Maintenance of On-Site Drainage System

Provide reasonable assurances that the proposed on-site drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:

a. Provide plans demonstrating how the drainage structures will be accessible by equipment required to maintain the system and/or replace the system in the event of failure.

Raymond
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Yes



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Landscape Clearance to Utilities

Show and label all existing and proposed utilities (utility type, material and size) on Landscape Plans (i.e. consistent with conceptual Civil Plans) for potential conflict.

a. A minimum 5 feet and 10 feet clear horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the proposed development); ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

b. Any new trees (located within or adjacent to City Right-of-Way and/or City Utility Easement) 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.

Raymond
Meyer

Yes

c. Dimension clear horizontal offsets between proposed landscape trees and existing and proposed City utility infrastructure, especially the existing City 2" PE water main (that reduces to 1" PE water main) located within the adjacent SW 23 Court Right-of-Way.

d. Show/label proposed Water Easement (10' minimum width along the direction of flow, abutting the adjacent public Right-of-Way boundary, and 15' minimum length) and Sewer Easement (10' x 15' minimum) abutting City Right-of-Way boundary (i.e. SW 19 Avenue), on landscaping plans for potential conflicts.

i. Please coordinate with City's Public Works Department to determine to what extent any proposed landscape trees, irrigation, etc. will be allowed within the Water Easement and Sewer Easement.



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Landscape Tree Setback to Travel Lanes

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.

Raymond
Meyer

Yes

Maintenance Agreement Area Exhibit

Provide Maintenance Agreement Area Exhibit, which depicts 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 Applicant.

a. Prior to Final DRC sign-off, show/label delineation in the plans and provide the square footage of the required maintenance agreement area.

b. 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.

c. Please be advised that perpetual maintenance of any newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

Raymond
Meyer

Yes

Engineering Advisory Comments

1. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities

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Yes



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and/or curb cuts within their respective Right-of-Way jurisdiction.

2. Any proposed pedestrian lighting along the adjacent City Right-of-Way (i.e. SW 19 Avenue) requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the UD&P Case Planner for details to match the area.

3. 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.

4. 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, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Development Services Department for Maintenance of Traffic.

5. Additional comments may be forthcoming at the DRC meeting and once the requested information is provided on plans.

Site Grading for Access to Exterior Building Doors

Provide sufficient grades/details on conceptual paving, grading and drainage plans to demonstrate ground floor access to the new buildings, as well as crossing proposed driveways and connecting to existing sidewalks along adjacent property as appropriate.

Raymond
Meyer

Yes



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a. Sheet G-3/Zoning, Site Plan & Location Diagram, and Civil Plans:

- i. Provide additional details (including driveway slope to each building) demonstrating pedestrian accessibility to mitigate the 2.53' to 3.04' vertical grade differential between F.F.E. 7'-4" N.A.V.D. for each proposed building and adjacent paved common access driveway/sidewalk that ranges from 4.29' N.A.V.D. to 4.80' N.A.V.D.
 - ii. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls; revise plans as appropriate (including substandard 23'-5" width dimension shown on Sheet G-3).
-



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LANDSCAPE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Arborist Report: Specimen-Sized Trees			
Existing trees #7, 8, 9, 10 are specimen sized trees per ULDR 47.21.2.A.76.c. (Large species: 18+\" DBH; Medium: 13+\" DBH; Small: 8+\" DBH)			
Provide ISA Certified Arborist report for specimen sized trees 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.			
		Mark Koenig	Yes
Large, Desirable Trees			
Per 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			
		Mark Koenig	Yes



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reasonable modification of said plan. Relocation potential should also be considered. Please provide a narrative response in arborist report for all specimen size trees proposed for removal.

Tree Mitigation

Please have a certified ISA Arborist or Florida Registered Landscape Architect provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Indicate how the mitigation will be provided on Landscape plans. Verify that mitigation equivalency has been calculated correctly per the City's amended Tree Preservation Ordinance (ULDR 47-21.15.G). Tree Disposition Plan incorrectly appears to utilize Broward County ordinance requirements.

Mark Koenig

Yes

Tree Protection Zone

Per ULDR 47-21.6.B.3 and 47-21.15.A.3., please illustrate tree protection zones for existing trees proposed to remain on all landscape and site plans that include underground installations. This shall include existing trees proposed to remain on adjacent properties within 5'-0" of the property line. Protection zone placement is to include the critical root zone (CRZ) of the existing trees proposed to remain to the dripline or as indicated by Arborist recommendation.

Mark Koenig

Yes

Construction activities are proposed within the CRZ of existing trees proposed to remain (#3, 12-17, 25, 27, 28), including but not limited to: driveway, building structure, grading activity. Please refer to ULDR 47-21.15.A.3.b. and 47-21.15.B. for allowed activity within tree protection zone. If work is to be performed within the CRZ, please provide report



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detailing compliance with the City's Tree Preservation Ordinance and ANSI A300 standards and best management practices, or shift work outside of CRZ.

Tree-Utility Coordination

1. Illustrate and label the horizontal clearance from tree trunk to edge of all 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 from underground utilities.

2. Underground 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. Provide root barrier fabric wrap detail.

Mark Koenig

Yes

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.

Landscape Installation

Proposed landscape installation outside of legal parcel boundaries on adjacent property to the South is prohibited without written, notarized consent from adjacent property owner or authorized agent. Please revise as applicable.

Mark Koenig

Yes



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Neighborhood Compatibility Bufferyard Requirement

For neighborhood compatibility, a ten-foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscaping and parking restrictions provisions of ULDR Section 47-21. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachments. When walls are required on non-residential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall. No parking shall be located within 12' of the property line, within the nonresidential side, when contiguous to residential property.

Mark Koenig

Yes

Street Tree Requirements

1. A minimum separation of 6 feet is required between the proposed street tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the trunk and travel lane when curb and gutter DO exist. Illustrate this clearance on Landscape plans.

2. Required street trees shall be planted in an area located between the roadway and the property line. Where such a planting strip does not exist or is impractical to provide, street trees may be located in a perimeter planting area where this perimeter landscaping area adjoins the street right-of-way.

Mark Koenig

Yes

3. Proposed street tree species and placement may require structural soil underneath sidewalk. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a



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minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.

General

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.

Mark Koenig

No

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.



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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.

6. Additional comments may be forthcoming after next review of new plans and written comment responses.

Tree Relocation

Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.

Mark Koenig

Yes



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POLICE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u>			
1. Residential Entry doors should be solid, impact resistant 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.		Nicholas Herring	No
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt.		Nicholas Herring	No
3. Sliding glass doors and windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.		Nicholas Herring	No
4. All glazing should be impact resistant.		Nicholas Herring	No
5. Units should be pre-wired for an alarm system.		Nicholas Herring	No



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6. Units should be pre-wired for a videos surveillance system (VSS).	Nicholas Herring	No
7. All Lighting should conform to IES and CPTED standards.	Nicholas Herring	No
8. The structure exterior should be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provides light from dusk until dawn. These areas should be lit as uniformly as possible. Focus should be on potential entry/exit points such as doors, windows, garage doors, porches, etc.	Nicholas Herring	No
9. Regardless of light fixture types, it is recommended each fixture be full-cutoff to minimize glare and light trespass.	Nicholas Herring	No
10. LED lighting should be used where practical to allow for best color rendering.	Nicholas Herring	No
11. All landscaping on the property should conform to CPTED guidelines and be placed in a manner so as not to obstruct and render useless any lighting or cameras on the property.	Nicholas Herring	No
12. Ground shrubbery should not exceed 2-3ft in height and larger shrubs and trees should have a canopy no lower than 6ft to provide clear sight lines throughout the property's common areas.	Nicholas Herring	No



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13. Landscaping should not create hiding spaces or ambush points.	Nicholas Herring	No
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14. 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 are an example of this recommendation.	Nicholas Herring	No
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15. All fencing should follow CPTED guidelines and is preferable when compared to solid walls which limit visibility and natural surveillance.	Nicholas Herring	No
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General Comments:

It is highly recommended that the managing company make arrangements for private security or site monitoring, temporary fencing, access control, and video surveillance during construction.	Nicholas Herring	No
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Please submit responses in writing prior to DRC sign off.



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SOLID WASTE & RECYCLING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u>			
1. Garbage, Recycling and Bulk Trash shall be provided.		George Woolweaver	Yes
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.		George Woolweaver	Yes
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.		George Woolweaver	Yes
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (Single family).		George Woolweaver	Yes
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.		George Woolweaver	Yes
6. Service Days shall be per the City's residential routing schedule.		George Woolweaver	Yes



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7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.	George Woolweaver	Yes
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8. Containers: must comply with 47-19.	George Woolweaver	Yes
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9. 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.

George Woolweaver Yes

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:

George Woolweaver Yes

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



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TRAFFIC ENGINEERING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Stacking Issue Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point. The minimum inbound staking requirement is (1) stacking spaces. A stacking space is measured 22 feet in length and 12 feet in width. Per section 47-20.5.6.d of the City of Fort Lauderdale ULDR For a development which generates less than five hundred (500) trips per day, a lesser number of stacking spaces may be authorized by the reviewing authority based on a traffic impact statement prepared by a licensed engineer which indicates that characteristics of the proposed use or abutting right-of-way support a determination that the need for stacking spaces is less than that required by the ULDR. These characteristics may include, but are not limited to, the following: i. A deceleration lane will be located at the driveway, or ii. The peak hour directional traffic volumes on the abutting right-of-way do not coincide or conflict with peak hour usage on the site, or iii. Characteristics of the proposed use such as low traffic generation or low turnover of parking spaces support a finding that the number of stacking spaces provided will be sufficient to protect the safety of those traveling on and off site.		Benjamin Restrepo	Yes



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URBAN DESIGN & PLANNING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
General The zero lot line development shall have a recorded three (3) foot maintenance agreement for the common areas including the private driveway and master meter. Applicants shall coordinate with the City Attorney's Office to ensure the proposed easements are adequate prior to recordation, which may include specific language in the Homeowner's Association (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 recordation process as early as possible to avoid any unnecessary delays to the completion of the project.		Lorraine Tappen	Yes
General Please provide total park impact fee due. Park impact fees are assessed and collected be found here: https://www.fortlauderdale.gov/Government/Departments/Development-Services/DSD-Fee-Schedules/Park-Impact-Fee-Calculator		Lorraine Tappen	Yes
General This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal.		Lorraine Tappen	Yes



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Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public-school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.

General

Be advised, proposed development must meet minimum floodplain regulations at time of building permit submittal. It is most advantageous for applicants to determine the impact of floodplain regulations during the DRC process. For example, minimum floor elevations may require stairs, ramps, and other elements that would impact the overall site plan design. In the event these items are not addressed during the DRC process and the inclusion of such are identified during the building permit review, the applicant will need to amend the DRC approved plans.

Lorraine
Tappen

No

General

Pursuant to Unified Land Development Code (ULDR), section 47-35, Definition, development site is defined as "a lot or parcel of land or combination of lots or parcels of land proposed for development. If a development site has more than one (1) parcel or lot with different owners, all property owners will be required to sign the application for

Lorraine
Tappen

Yes



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development permit, and shall be required to execute and record in the public records a declaration on a form provided by the department, stating that the parcels have been developed as a single unit for purposes of meeting the ULDR. The declaration shall include a legal description of each parcel and shall state that no parcel may be developed separate from the other parcel unless each parcel standing alone meets the requirements of the ULDR.” Be advised, building permits cannot be issued until the applicant has executed and recorded a declaration as stated above and a copy of the recorded document has been provided to the City.

General

Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:

* Prior to submitting an application to the Planning and Zoning Board (PZB), the applicant shall:

* Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant’s project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/Government/Departments/City-Managers-Office/Neighbor-Support/Neighborhood-Associations>; and,

* Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant’s project presentation meeting to take place prior to the PZB meeting.

* The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the meeting are at the discretion of their applicants.

Once the meeting(s) is conducted, the applicant shall provide a written report letter to

Lorraine
Tappen

Yes



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the Development Services Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made as part of the case file. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

General

The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate fee is required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect, nor shall a building permit be issued until seven (7) business days after approval, and then only if no motion is adopted by the City Commission seek to review the application.

Lorraine
Tappen

No

General

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 though the link 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.

Lorraine
Tappen

Yes

<https://www.browardcdn.org/api/public/content/24534d7697b8438db7c85fed35bc13b>

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General

The site is designated Medium Residential on the City's Future Land Use Map. The proposed use is permitted in the proposed Commercial designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

Lorraine
Tappen

No

General

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/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of

neighborhood associations may be found at:

<http://gis.fortlauderdale.gov/propertyreporter>. Please provide acknowledgement and/or documentation of any public outreach.

Lorraine
Tappen

No

General

The application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before February 24, 2027, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.

Lorraine
Tappen

No



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Narratives

Adjust narrative for potable water and sanitary sewer facilities according to water and sewer capacity letter issued by the City.

Lorraine
Tappen

Yes

Site Plan

Label locations of pool mechanical equipment and fence around pools.

Lorraine
Tappen

Yes

Site Plan

Add measurement to pools from property line.

Lorraine
Tappen

Yes

Site Plan

Add three (3) foot maintenance easement over adjoining yard areas for access to and maintenance of the wall located on the property line.

Lorraine
Tappen

Yes

Site Plan

Relocate entryway of easternmost dwelling unit to face right-of-way to enhance the public realm and pedestrian experience.

Lorraine
Tappen

Yes

Site Plan

Provide dimension for front setback from property line.

Lorraine
Tappen

Yes

Plans and Elevations

Provide location of mechanical equipment including pool equipment and A/C equipment. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures;

Lorraine
Tappen

Yes



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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 topmost surface of the roof mounted structures.

Plans and Elevations

Relocate entryway of easternmost dwelling unit to face right-of-way to enhance the pedestrian experience.

Lorraine
Tappen

Yes

Plans and Elevations

Per ULDR Section 47-18.38.C(7), the elevation of the side wall of the zero-lot-line dwelling with a zero (0) side setback only clerestory windows or similar transparent openings with a sill height of at least six (6) feet, eight (8) inches above the interior finish floor of each story are permitted. Semi-opaque glass block windows are permitted at any height.

Lorraine
Tappen

Yes

Advisory

Additional comments may be forthcoming at the DRC meeting or after comment responses are received. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. If required, please schedule an appointment with the Project Planner (Lorraine Tappen, LTappen@fortlauderdale.gov) to review project revisions.

Lorraine
Tappen

No

Advisory

Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and maps indicating where crane operations

Lorraine
Tappen

No



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and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.

Advisory

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. Provide a response of how green building practices are incorporated into this project.

Lorraine
Tappen

Yes