

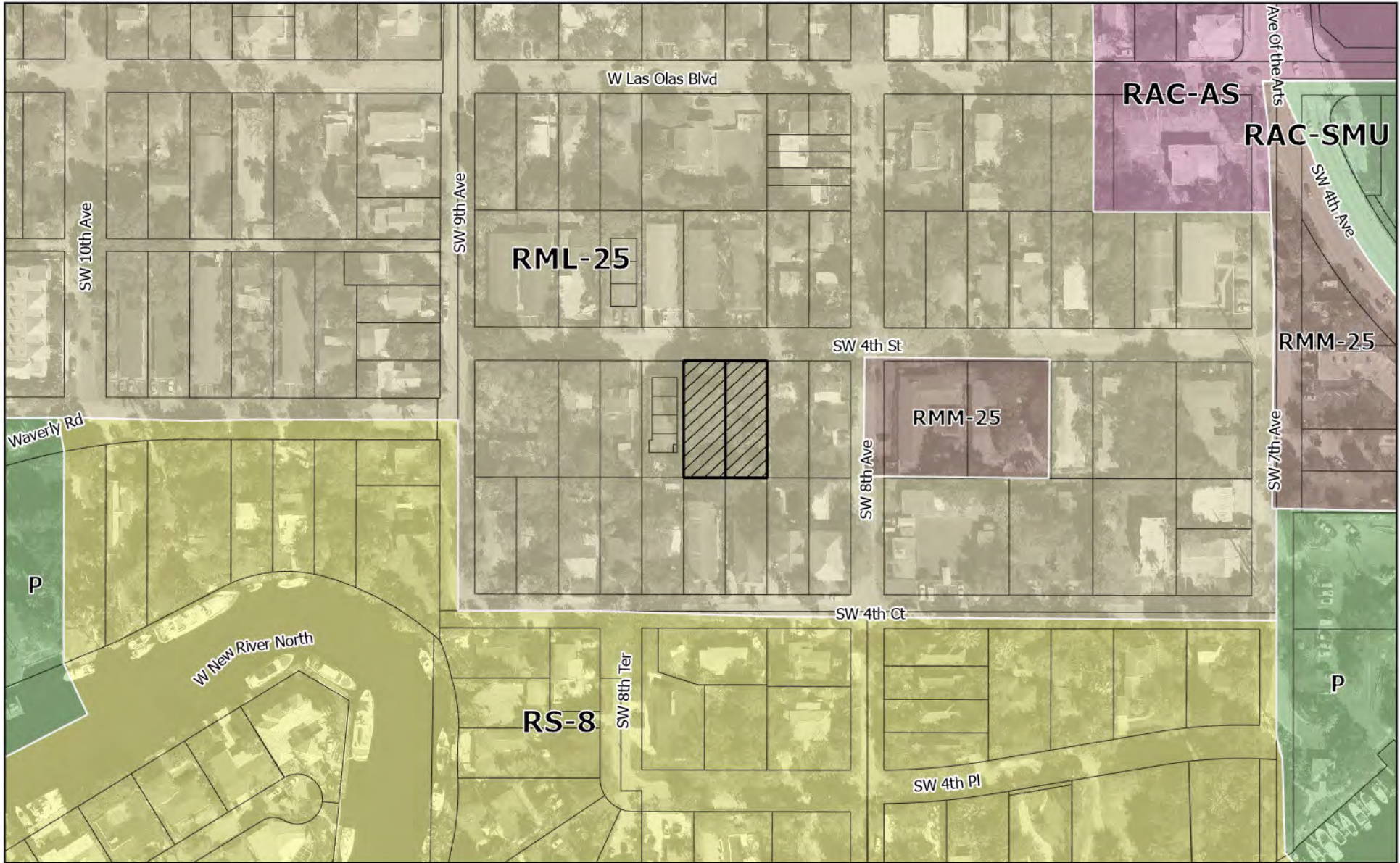
CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S26029



UDP-S26029

Legend

Fort Lauderdale
Municipal Boundary Line

Subject Site

300

Feet

GRAPHIC SCALE

N

Date Exported: 9/14/2026

Development Review Committee

September 22, 2026

1 of 26

CASE INFORMATION

CASE	UDP-S26029
PROJECT NAME	Residences at Tequesta - Six-Unit Townhouse Development
APPLICATION TYPE	Site Plan Level III Review
APPROVAL LEVEL	Development Review Committee and Historic Preservation Board
REQUEST	Six (6) Unit Townhouse Development
APPLICANT	Tequesta & Co Homes LLC
AGENT	Greg Brewton & Associates
PROPERTY ADDRESS	806-808 SW 4 Street
ABBREVIATED LEGAL DESCRIPTION	Bryan Sub Blk 64 Ft Laud 1-29 D Lot 23 & 25
ZONING DISTRICT	Residential Multifamily Low Rise/Medium High Density (RML-25) District
LAND USE	Residential/ Medium High Density
COMMISSION DISTRICT	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION	Sailboat Bend Civic Association
SUBMITTED	August 21, 2026
COMPLETENESS ISSUED	August 28, 2026
REVIEW PERIOD EXPIRATION	February 24, 2027 (180 Days)
CASE PLANNER	Vasilya Allakhverdieva, Urban Planner

REVIEWER CONTACT INFORMATION

BUILDING	Shalanda Nelson	snelson@fortlauderdale.gov	954-828-5242
ENGINEERING	Edgar Barrera	ebarrera@fortlauderdale.gov	954-828-4773
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
URBAN DESIGN AND PLANNING	Vasilya Allakhverdieva	vallakhverdieva@fortlauderdale.gov	954-828-4995

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



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

BUILDING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Life Safety			
1. Specify the occupancy classification per Chapter 3 of the 2023 FBC.		Shalanda Nelson	Yes
2. Provide building construction type designation per Chapter 6 of the 2023 FBC.			
3. Specify fire-resistance rating requirements based on building separation and construction type per Tables 601 and 705.5 of the 2023 FBC.			
4. Provide a compliant sprinkler system per Section 903 of the 2023 FBC.			
General			
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.		Shalanda Nelson	Yes
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			



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Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

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, 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>
-



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

ENGINEERING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Crossing Provide profile of sewer lateral showing top/bottom of pipe elevations for crossings in accordance with FAC 62-555.314. All utility crossings, proposed grades, length, slope and invert elevations should be reflected on the profile. These values should also be called out on the plan view.	C1	Alejandra Simon	Yes
Survey Requirements 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 submitting 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.).		Edgar Barrera	Yes
Section Details Sheet C2 of 4 (Street Sections) detail A 2 and B 2 (Street Elevations): Label existing		Edgar Barrera	Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

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Right-of-Way, proposed Right-of-Way and/or Easement boundaries, Fee Simple lot boundaries, and provide elevations within section details.

Stormwater Adequacy Compliance

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.

a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite. Additional detail for grading is required to accommodate sections where section details are not accounted for. (i.e. back yard, side yard, property lines)

Edgar
Barrera

Yes

Advisory

1. 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.
2. 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.

Edgar
Barrera

Yes

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/Government/Departments/Development-Services/Urban-Design-and-Planning/Development-Applications-Boards-and->



DRC COMMENT REPORT

Case Number: UDP-S26029

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Committees/Development-Review-Committee

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

Right-of-Way Easement Dedication

Provide 5' permanent Right-of-Way Easement or dedication along south side of SW 4th St / Tequesta St, to complete half of 50' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Provide the square footage of the required easement area.

Edgar
Barrera

Yes

Maintenance Area

Update maintenance exhibit area on plan sheet SP-2.0 to include the driveway approach.

Include right of way easement dedication.

Edgar
Barrera

Yes

Landscaping ROW

Show and label all existing and proposed utilities (utility type, material and size) on landscaping plans for potential conflict (per City Utility Atlas Maps). A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the

Edgar
Barrera

Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

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developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.



DRC COMMENT REPORT

Case Number: UDP-S26029

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Property Address: 806-808 SW 4 Street

LANDSCAPE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Arborist Report: Specimen-Sized Trees Existing trees #2, 11, 12, 25, 33, 34, 35 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



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

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 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. 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.

Construction activities are proposed within the CRZ of existing trees proposed to remain (#25), including but not limited to: driveway, 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 detailing compliance with the City's Tree Preservation Ordinance and ANSI A300 standards and best management practices, or shift work outside of CRZ.

Mark Koenig

Yes

Street Tree Setback

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.

Mark Koenig

Yes

Landscape-Utility Coordination

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

Mark Koenig

Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

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.

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.

Required Landscape Area Calculation

Please verify that requirements are being met through Neighborhood Design Criteria Revisions (NDCR). Please see page 33 for an example of the area of which is to be calculated for the 35 percent landscape area requirement.

<https://www.fortlauderdale.gov/files/assets/public/v/1/development-services/documents/urban-design-and-planning/planning-initiatives/finalized-presentation.pdf> (this is a short cut to the NDCR city web page).

Mark Koenig

Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

General Comments:

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

Mark Koenig

No



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

URBAN DESIGN & PLANNING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
General Pursuant to Unified Land Development Regulations, Section 47-24.1.I., the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before February 24, 2026, unless a mutually agreed upon time extension is established between the City and the applicant. An extension, then subsequent continuance, may be requested to complete review of the project. If the applicant fails to request an extension or complete review of the project within the permitted timeframes, the Development Review Committee will deny the application for failure to meet ULDR, Section 47-24.1.I, Review Process, and the applicant will be required to refile a new application and fees to proceed with the project.		Vasilya Allakhverdieva	Yes
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/City-Managers-Office/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.		Vasilya Allakhverdieva	Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

General

The site is designated RML-25 - Residential/ Medium High Density on the City's Future Land Use Map. The proposed townhouse uses and density is permitted in this designation per ULDR Section 47-5.18. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

Vasilya
Allakhverdieva Yes

General

The subject property is a vacant lot located within the Sailboat Bend Historic District. The proposed development consists of new construction of a six-unit townhouse development and is subject to the applicable historic preservation requirements of ULDR Sections 47-17 and 47-24.11. Prior to final DRC the Certificate of Appropriateness for new construction from Historic Preservation Board is required.

Vasilya
Allakhverdieva Yes

General

The subject property is located within an Archaeologically Significant Zone. A Phase I Archaeological Survey of the project area was conducted by Advanced Archaeology Inc in June 2026. The consultant concluded that no cultural resources regarded as eligible for local designation or listing in the National Register of Historic Places occur within the 806-808 SW 4th Street project area. The City's Archaeological consultant - Coastal Archaeology and History Research, Inc will review this Survey and provide further comments.

Vasilya
Allakhverdieva Yes

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

Vasilya
Allakhverdieva Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

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.

General

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.

Vasilya
Allakhverdieva Yes

General

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>

Vasilya
Allakhverdieva Yes

General

Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.

Vasilya
Allakhverdieva Yes

General

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 five (5) foot

Vasilya
Allakhverdieva Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

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.

General

Applicants 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 un-necessary delays to the completion of the project.

Vasilya
Allakhverdieva Yes

General

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, bioswales, Florida Friendly™ plant materials, solar panels and green roofs. Provide a response where these practices will be implemented into the proposed development.

Vasilya
Allakhverdieva Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

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Property Address: 806-808 SW 4 Street

ULDR Criteria and Project Narrative

Pursuant to Section 47-18.33.B, Site Design Criteria provide a point-by-point narrative demonstrating how the proposed townhouse development complies with each applicable requirement of this section.

Vasilya
Allakhverdieva Yes

ULDR Criteria and Project Narrative

Revise the Project Narrative to consistently identify the project frontage and vehicular/pedestrian access as SW 4th Street, rather than SW 4th Avenue. The submitted narrative currently references SW 4th Avenue in several locations.

Vasilya
Allakhverdieva Yes

Site Plan

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 fee 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), 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. Applicants 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

Vasilya
Allakhverdieva Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

the recordation process as early as possible to avoid any unnecessary delays to the completion of the project.

Site Plan

Clearly identify and delineate the pedestrian circulation system throughout the development, including connections from the public sidewalk along SW 4 Street to all townhouse entrances and guest parking areas. Provide a continuous, clearly defined pedestrian route and minimize pedestrian/vehicular conflicts within the internal driveway and parking areas.

Vasilya
Allakhverdieva Yes

Site Plan

Reevaluate the location of the proposed trash and recycling storage areas. Relocate the containers away from the SW 4 Street frontage and primary pedestrian areas, where feasible, and provide adequate screening from the public right-of-way and adjacent properties. Clearly identify the proposed screening treatment and demonstrate that the location will not interfere with pedestrian circulation.

Vasilya
Allakhverdieva Yes

Site Plan

Clarify the proposed solid waste collection operation, including the permanent storage location of the individual trash and recycling containers, the location of the containers on collection days, and the method of collection by the private solid waste provider.

Vasilya
Allakhverdieva Yes

Plans and Elevations

Pursuant to Section 47-18.33.B.3, Group Limit, clearly identify and dimension the required front façade recess on the plans and provide the corresponding percentage

Vasilya
Allakhverdieva Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

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Property Address: 806-808 SW 4 Street

calculation for each townhouse group to demonstrate compliance with the minimum 25% requirement as the front elevations do not appear to meet this requirement.

Plans and Elevations

Strengthen the architectural expression, façade modulation, and visual identity of each individual townhouse unit to reduce the perceived overall mass of the buildings and reinforce the scale and vertical rhythm of the individual dwellings. Provide sufficient variation in the façade plane consistent with the applicable 25% façade modulation requirement, utilizing recesses and projections, balconies, material transitions, roof treatments, and/or other architectural elements to distinguish the individual townhouse units and prevent the buildings from reading as a single large residential structure. Although the third floor does not extend across the full width of the building, its current configuration does not adequately meet the intent of the 25% façade modulation requirement or provide sufficient relief from the overall building mass. Revise the building design to provide more substantial modulation and architectural articulation that clearly reinforces the individual townhouse scale.

Vasilya
Allakhverdieva Yes

Plans and Elevations

Reevaluate the roof composition and rooftop elements to reduce the appearance of a continuous horizontal mass and better integrate the roof with the architectural expression of the individual townhouse units. Consider variations in roof form, height, setback, and/or architectural breaks, and ensure that stair enclosures, equipment screening, and other rooftop elements remain visually subordinate to the principal building composition.

Vasilya
Allakhverdieva Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

Plans and Elevations

The railing along the roof parapet should not be visible from the front elevation. The roof overhang/awning feature should extend from a higher level, potentially with a solid parapet above if it is needed.

Vasilya
Allakhverdieva Yes

Plans and Elevations

Reevaluate the visual prominence of the rooftop stair enclosures, equipment screening, and associated rooftop elements and explore opportunities to further integrate these elements into the overall architectural composition and reduce their apparent height and mass, particularly as viewed from the public right-of-way and surrounding properties.

Vasilya
Allakhverdieva Yes

Plans and Elevations

The subject property is located within the Sailboat Bend Historic District, where the surrounding residential context is predominantly characterized by one- and two-story structures. The applicant's narrative acknowledges the visual bulk associated with the proposed three-story buildings and roof decks. Reevaluate the overall massing and scale of the development, including the roof decks, stair enclosures, equipment screening, and other rooftop elements, to provide a more compatible transition with the established scale and character of the surrounding historic district. Consider redistribution of building mass, increased architectural articulation, and other design treatments that minimize the perceived height and bulk of the development as viewed from SW 4th Street and adjacent properties.

Vasilya
Allakhverdieva Yes



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Case Number: UDP-S26029

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Advisory

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 Shalanda Nelson, Structural Plans Examiner (954-828-5242) 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. If required, please schedule an appointment with the Project Planner (Trisha Logan - tlogan@fortlauderdale.gov) to review project revisions.
 3. Additional comments may be made at the DRC meeting.
-

Vasilya
Allakhverdieva Yes



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

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



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

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. Pedestrian walkways and common areas 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.	Nicholas Herring	No
9. Whether pole-mounted, wall-pack, lighted bollards, or other fixture types are used, it is always 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



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

13. Landscaping should not create hiding spaces or ambush points.	Nicholas Herring	No
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14. 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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15. Many of the opportunities for crime will occur toward the interior of the property, such as the driveway (vehicle burglaries, unauthorized entry/burglary via open garage doors, vandalism and theft from mailboxes, etc.). Much of the natural surveillance and area activation on the structure comes from the street-facing and outward-facing windows, doors, and porches. Adding more windows and increasing the size of the currently proposed windows on the less activated side of the structure will increase natural surveillance in this area of the property.	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.



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

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 (multi-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



DRC COMMENT REPORT

Case Number: UDP-S26029

Project Name: Residences at Tequesta – Six-Unit Townhouse Development

Property Address: 806-808 SW 4 Street

7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate outside the property.	George Woolweaver	Yes
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8. Containers: must comply with 47-19.4	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.
