



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** November 9, 2021

**PROPERTY OWNER:** 3303 Community Development, LLC

**APPLICANT/AGENT:** Jeremy Shir, Becker & Poliakoff

**PROJECT NAME:** Rosewood Villas

**CASE NUMBER:** UDP-S21044

**REQUEST:** Site Plan Level II Review: 14 Multifamily Residential Units

**LOCATION:** 3303 SW 15th Avenue

**ZONING:** Residential Single Family/Low Medium Density (RS-8)  
and Residential Single Family and Duplex/Medium  
Density (RD-15)

**PROPOSED ZONING:** Residential Multifamily Low Rise/Medium High Density  
(RML-25) and Residential Multifamily Low Rise/Medium  
Density (RM-15)

**LAND USE:** Medium and Medium-High Density

**CASE PLANNER:** Nicholas Kalargyros



Case Number: UDP-S21044

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
2. Specify the group classification as townhouse dwellings per Section R101.2 of the 2020 FBC Residential volume.
3. Designate Fair Housing Provisions per the 2020 FBC Accessibility volume.
4. Dimension accessibility requirements to site per FBC Accessibility Code
5. Specify fire-resistance separation requirements between townhouses based on section R302 of FBC 2020 Residential Volume.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

**Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;

- a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On December 31<sup>st</sup>, 2020 the 7<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



Case Number: UDP-S21044

**DEDICATION OF RIGHTS-OF-WAY:** Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide 19-ft Right-of-Way dedication along the south side of SW 32nd Place to complete the minimum 50-ft Right-of-Way section required to promote public safety and convenience and to assure adequate access per ULDR Section 47-24.5.D.

**CASE COMMENTS:**

**Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:**

1. Please verify instrument used on survey to describe what appears to be a 6-ft right-of-way dedication south of SW 32 Place.
2. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
3. Right-of-way paving, grading, drainage, marking, striping, and signage improvement are required along SW 32<sup>nd</sup> Place to meet ULDR Section 47-24.5.E. Please refer to City of Fort Lauderdale 50-ft typical roadway section detail P2.1 which includes a 5' sidewalk follow by 8-ft swale and 12' travel lane (symmetrical about center line).
4. Survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
5. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.
6. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria).



7. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
8. Right-of-way stormwater drainage and conveyance design shall conform to the City of Fort Lauderdale standard driveway and grass swale details, therefore please remove proposed trench drain at unit driveways and the valley gutter along SW 32<sup>nd</sup> Place shall be removed.
9. Show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans in accordance with ULDR Section 47-2.2.Q. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Note, proposed driveways ramp and parking stalls shall not encroach withing street-street sight triangle.
10. Due to the proximity of the proposed vehicular access on SW 15 Ave to the tee intersection with SW 33 ST, driveway hall be aligned with the intersection and signage added for stopping condition.
11. Existing and proposed Right-of-Way and/or Easement boundaries must be clearly depicted on site plan, proposed development plans (especially civil) and sections/ elevations. Please, differentiated on plan and typical sections between proposed and existing Right-of-Way boundaries adjacent to the proposed development along SW 32<sup>nd</sup> Place and SW 15<sup>th</sup> Avenue. Also show existing center line and provide right-of-way dimensions.
12. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
13. Depict how proposed sidewalk/ pedestrian path will transition into existing sidewalk along SW 32 Place.
14. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed).
15. For any utility marked to be removed or relocated, applicant shall 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 light/power poles and the down guys wire.
16. To reduce City infrastructure maintenance and right of way obstruction proposed water services and or meter banks shall connect directly to the existing water main in lieu of the proposed parallel public water main system,
17. Where connections are to be made to existing sanitary sewer lateral, such lateral shall be carefully examined by televising equipment, inspected, and certified by a licensed plumber in the State of Florida. Inspection report and video files shall be supply to the city's Department of Sustainable Development (DSD) and the public works department prior to issuance of permit to connect to the main sewer. If found in good condition and free from infiltration, it may be connected to the main sewer from the building. If, however, in the judgment of the city, the existing building sewer is not in good condition or free from infiltration, it shall be replaced with an approved permit and approved by the public works director or his designee before connection is made. Sec. 28-59. - Connections to existing building sewers.



18. Provide private sewer system inverts, slope and distance to demonstrate proposed system and existing lateral of have sufficient vertical elevation to maintain adequate gravity flow.
19. Provide on-site stormwater calculations to demonstrate how minimum design criteria for water quality and quantity will be satisfied by the proposed development.
20. Clearly depict trash containment area or enclosure on site plan.
21. Show and label parking stalls dimension to including drive aisle widths, and typical parking stall width/depth.
22. 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.
23. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development).
24. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.
25. 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 Department of Sustainable Development for Maintenance of Traffic.
26. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
27. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
28. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Case Number: UDP-S21044

**CASE COMMENTS:**

Please provide a response to the following.

1. Tree disposition sheet shows all trees to be in relatively super low condition. Please provide documentation that supports the findings of the Arborist. City staff will be making a site visit to verify findings as well.
2. Proposed VUA on the east side of the site requires an average of ten feet buffer landscape area between the edge of pavement to the street property line to the east and north. Please show dimensions on plan.
3. Landscape areas between driveway are to be a minimum 8 feet in width, please show dimensions on plans.
4. Trees encroaching sight triangles are to have a minimum canopy height clearance of eight feet.
5. With the rezoning to RML-25 and RM-15 there is a minimum 35 percent requirement to be in landscape area. 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/home/showpublisheddocument/21528/636282174479670000> this is a short cut to the NDCR city web page.
6. Neighboring property to the north has Oak limbs crossing over street to this property. Please show the canopy from the neighboring property and demonstrate impact this site development may have to these trees.
7. It appears that the Lychee tree number 49 shown to remain in place may be subject to change of grade and heavily reduced canopy. Please demonstrate construction impact to this tree and those palms to remain in place along with information as to preventing this trees and palms from being subject to tree an abuse violation.
8. It appears that the Ficus Benjamina tree number 38, shown as if being only in 11 percent condition may not be worth trying to preserve.
9. Adjacent to the existing street tree number 110 Live Oak there is a proposed driveway. Please provide horizontal measured distance from proposed paving to the tree's outer trunk. Please demonstrate impact to the tree and what is to be done to keep the tree from a situation of tree abuse.

### **GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. 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 not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



Case Number: UDP-S21044

**CASE COMMENTS:**

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. A CCTV system should be employed throughout the property with focus on entry/exit points, parking, and common areas. It should be capable of retrieving an identifiable image of a person.
7. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
8. All lighting and landscaping should follow CPTED guidelines.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.





Case Number: UDP-S21044

**CASE COMMENTS:**

Please provide a response to the following:

1. Solid Waste services shall be provided by the City of Fort Lauderdale.
2. Solid Waste charges shall be included in the City's monthly utility bill – each living unit with a water meter will pay city Sanitation.
3. Service Days shall be per the City's residential routing schedule.
4. Solid Waste collection shall be curbside.
5. Containers shall be stored in garages on non-scheduled collection days.
6. Show garage storage area on the site plan.
7. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - a. 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 [dwilson@fortlauderdale.gov](mailto:dwilson@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - b. 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:

1. None



Case Number: UDP-S21044

**CASE COMMENTS:**

1. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
  - a. Parking stall width must be a minimum 8 feet 8 inches wide.
  - b. Parking Stall depth must be a minimum 18 feet long.
  - c. 90 degree back out parking must back into a minimum 24 feet wide drive aisle.
  - d. On street parallel parking stalls must be 8 feet 8 inches wide and 24 feet long.
2. Illustrate clear sight triangle for the intersections and driveways.
3. 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 the driveway.
4. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
5. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public
6. On street parking in the public right of way cannot count towards the sites off street parking requirement.
7. Additional comments may be provided upon further review.
8. Sign off is required.



Case Number: UDP-S21044

**CASE COMMENTS:**

Please provide a response to the following:

1. Please note that the proposed multifamily use is not permitted in the current zoning districts where the parcel is located (RS-8 and RD-15). The applicant has submitted a rezoning application and the applicant is proceeding with the site plan review at their own risk. Rezoning applications (UDP-Z21001 and UDP-Z21002) are currently in review and require Planning and Zoning Board and City Commission approval prior to Final DRC. The following case comments utilize the RML-25 and RM-15 zoning which the applicant is proposing to rezone the parcel.
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
3. The site is designated Medium and Medium-High Residential on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. The applicant has submitted a Plat application for concurrent review (UDP-P21009). Be advised, any changes required to be made to the to the plat will need to also be reflected on the site plan.
5. Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations 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.
6. Provide the following changes on site plan:
  - a. Clearly depict property lines and setbacks;
  - b. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such;
  - c. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas;
  - d. Provide the bedroom counts for each unit type in site plan data table;
  - e. Change wording from Townhouse to Multifamily on all sheets;
  - f. Dimension the length and width of the tandem parking stalls;
  - g. Dimension the garage entrances;
  - h. Show outline of building elements above the ground floor footprint, including balconies; and,
  - i. Provide outline of adjacent building footprints.
7. Provide the following changes on elevations:
  - a. Clarify proposed building height; the height of buildings and structures shall be measured from grade to the uppermost part of the roof or structure;
  - b. Verify with Zoning Manager, the Finish Floor Elevation vs. proposed height;



- c. Provide dimensions and setbacks of all architectural elements and balconies from the property line; architectural features may extend into the yards three feet or one-third the required yard, whichever is less;
  - d. Consider stepping every other unit in a building group back a few feet to provide articulation and variation; and,
  - e. Provide detail drawing(s) with spot elevations of mechanical equipment depicting adequate screening of mounted equipment; all mechanical equipment areas should be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the mounted structure.
8. Please ensure that the renderings accurately depict the proposed building design and elevations.
  9. Provide a roof plan for the proposed development.
  10. Provide documentation from the City Engineer that backout parking will not be a hazard as required per ULDR Section 47-20.15.2, Backout parking.
  11. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
  12. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Light poles appear within the parking stalls, please clarify on plans. Consider reduced height of poles due to proximity of the project nearby residential area. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (ULDR Section 47-20.14).
  13. It is recommended the following bicycle-related comments be addressed:
    - a. Provide breakdown of bike parking calculations and ratio for this project and include this information in the site data;
    - b. Indicate the location of bike storage for residents. Secured, accessible locations are recommended;
    - c. Consider installation of a bike-sharing station as an amenity and means of mobility for residents and patrons;
    - d. Bicycle parking is insufficient for this project given the intensity and uses. Increase the availability of bike parking and identify such; and
    - e. Provide air pumps at the bike storage for patrons. Send email to Transportation and Mobility Department for information on bicycle parking standards and to obtain a copy of the Association of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
  14. Park impact fees are assessed and collected at time of building permit application per each residential unit. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:  
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>.
  15. 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,



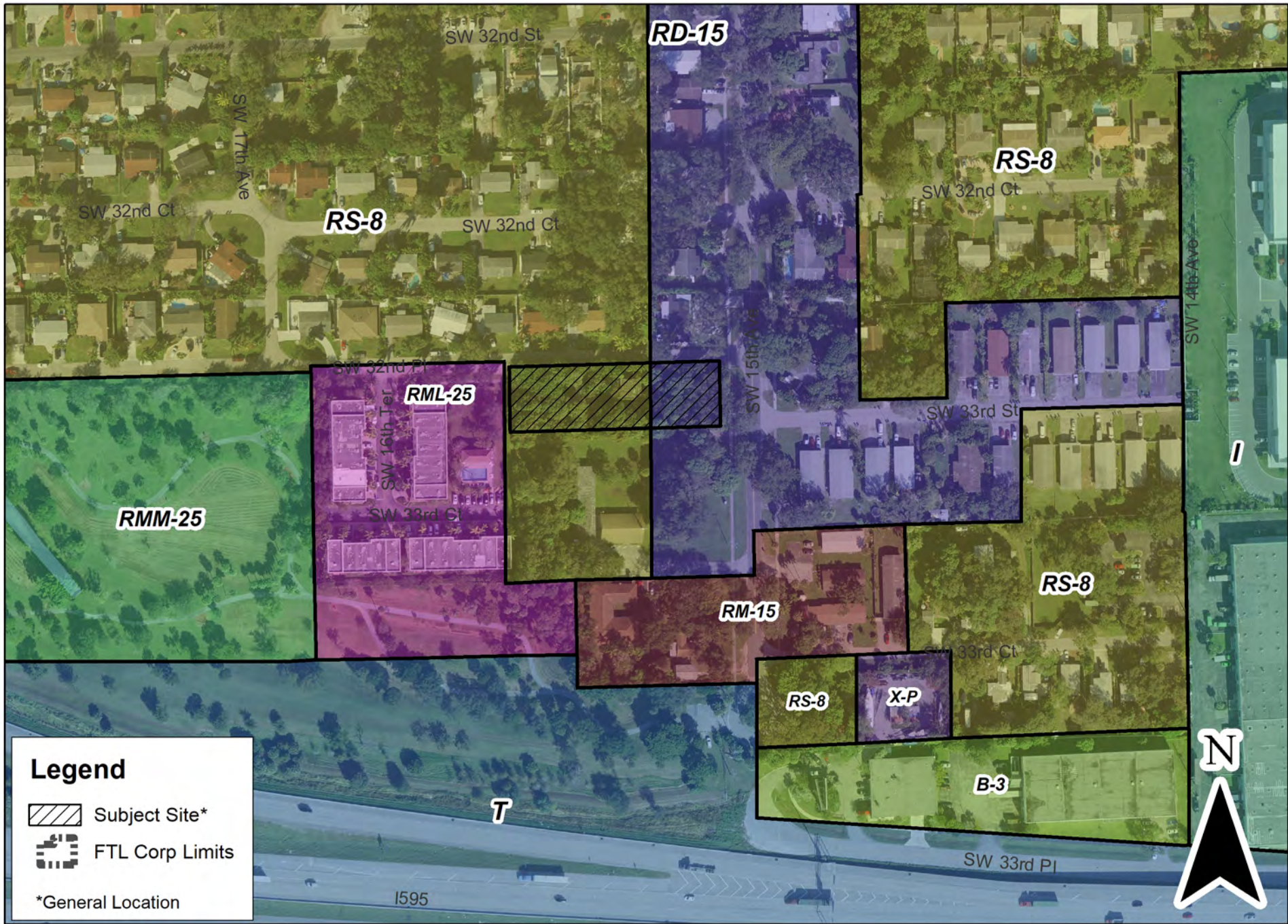
solar panels and green roofs. The plans indicate the project will be LEED certified. Staff recommends the applicant provide a preliminary LEED worksheet for the application file.

16. Prior to Final DRC submittal please ensure plans are consistent throughout the document.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

17. Applicant has provided staff with an Opinion Letter from the Broward County Public Schools regarding SBBC#3030-2021, 3303 SW 15<sup>th</sup> Avenue City of Fort Lauderdale.
18. Applicant has provided multiple (16 total) letters of neighbor support from property owners surrounding the proposed development.
19. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments.
20. Be advised that State Statute, Section 166.033, states that development permits which require a quasi-judicial public hearing decision must be completed within 180 days unless an extension of time is mutually agreed upon between the City and the applicant. Please note this requirement.
21. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's Development Review Committee Representative.
22. Additional comments may be forthcoming at the Development Review Committee meeting.



# UDP-S21044

