DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(11), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6631 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City, including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Innovative Development (ID) $12,760.00
- Site Plan Level IV $ 4,690.00
- Site Plan Level III $ 3,500.00
- Site Plan Level II $ 2,470.00
- Site Plan Level II in DRAC/SRAC-SA $ 4,290.00

(DRAC – Includes all requests for residential units and/or new construction only; SRAC-SA – Includes all new construction and/or changes to existing structures subject to 47-3.6)

- Change of Use $ 930.00
  Requiring DRC review
- Parking Reduction $ 970.00
  (In addition to above site plan fee)
- Request for Flexibility Units/ Acreage $ 60.00
  (In addition to above site plan fee)
## DRC Site Plan - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

### Note: To be filled out by Department
<table>
<thead>
<tr>
<th>Case Number</th>
<th>127340</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of complete submittal</td>
<td></td>
</tr>
</tbody>
</table>

### Note: For purpose of identification, the **PROPERTY OWNER is the APPLICANT**

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>Black Tiger Group II LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner's Signature</td>
<td></td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>150 SE 2ND AVE #PH1 MIAMI, FL. 33131</td>
</tr>
<tr>
<td>Email Address</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td></td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>[Warranty Deed] or [Tax Record]</td>
</tr>
</tbody>
</table>

### Note: If AGENT is to represent OWNER, notarized letter of consent is required

<table>
<thead>
<tr>
<th>Applicant / Agent's Name</th>
<th>[Signature]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant / Agent's Signature</td>
<td>[Signature]</td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>1200 SE 2ND AVE, SUITE PH1, MIAMI, FL 33131</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:jkobehling@cifarchitects.com">jkobehling@cifarchitects.com</a></td>
</tr>
</tbody>
</table>

### Development / Project Name
| Victoria Park Townhomes |

### Development / Project Address
| Existing: 1757 NE 8th / 801-805 N Victoria Park | New: 1757 NE 8th St. |

### Legal Description
| PROGRESSO 2-18 D E 67.5 OF LOTS 10 & 11 & W1/2 OF LOTS 10 & 11 BLK 237 |

### Tax Id Folio Numbers
| For all parcels in development | 46424 3405 94800 |

### Request / Description of Project
| REDEVELOP (2) EXISTING LOTS (COMBINED UNDER UNITY OF TITLE) & PROVIDE (5) NEW 3-STORY & (1) NEW 2-STORY MULTI-FAMILY TOWNHOMES |

### Total Estimated Cost of Project
| $ (Including land costs) |

### Current Land Use Designation
| MEDIUM-HIGH 25 |

### Proposed Land Use Designation
| MEDIUM-HIGH 25 |

### Current Zoning Designation
| RMM-26 |

### Proposed Zoning Designation
| RMM-25 |

### Current Use of Property
| SINGLE-FAMILY RESIDENTIAL |

### Number of Residential Units
| 6 |

### Non-Residential (SF and Type) N/A |

### Total Bldg. SF (above grade and setback)
| 14,128 |

### Site Adjacent to Waterway
| Yes | No |

### Dimensional Requirements

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>7,500 SF (.17 acre)</td>
</tr>
<tr>
<td>Lot Density</td>
<td>7.75 du/site (25 du/ha acre, Allowed)</td>
</tr>
<tr>
<td>Lot Width</td>
<td>50' - 0' (Min.)</td>
</tr>
<tr>
<td>Building Height (Feet / Levels)</td>
<td>35' - 0' (Allowed)</td>
</tr>
<tr>
<td>Structure Length</td>
<td>200' - 0' (Max)</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>.43 (Min.; 750/du x Lot Density + Lot SF)</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>7,150 SF (Allowed; Defined by setbacks)</td>
</tr>
<tr>
<td>Open Space</td>
<td>N/A</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>4,725 SF (35%)</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>12</td>
</tr>
</tbody>
</table>

### Setbacks (as measured from N,S,E,W)

<table>
<thead>
<tr>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (S)</td>
<td>15' - 0' (Sec. 47-18.33(5f); Townhouses)</td>
</tr>
<tr>
<td>Side (E)</td>
<td>15' - 0'</td>
</tr>
<tr>
<td>Side (W)</td>
<td>10' - 0'</td>
</tr>
<tr>
<td>Rear (N)</td>
<td>20' - 0'</td>
</tr>
</tbody>
</table>

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*PRELIMINARY NEED LATE 2019*  
*STILL NEED DIGITAL COPY TO PUT IN C+*  

*Updated 3/20/2019*
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

☐ Completed application (all pages filled out as applicable)
☐ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
☐ Property owners signature and/or agent letter signed by the property owner.
☐ Address verification letter (954-826-5233)
☐ Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
☐ Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

☐ One (1) original set, signed and sealed at 24" x 36"
☐ Three (3) copy sets, with plans at 24" x 36"
☐ Five (5) copy sets, with plans at 11" x 17"
☐ One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required.Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way; including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

☐ Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.

☐ Cover sheet including project name and table of contents.

☐ Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.

☐ Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.

☐ Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: Not required for Change of Use applications.

☐ Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

☐ Plans "A" thru "H" with all elements as listed under Technical Specifications.
  A. Site Plan
  B. Details*
  C. Floor Plans (typical floor plan may be submitted for like floors)
  D. Building Elevations*
  E. Additional Renderings*
  F. Landscape Plans*
  G. Photometric Diagram*
  H. Engineering Plans*

*Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.

NOTES:
- All plans and documents must be bound, stapled and folded to 8 ½" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submital Reference Book" available at the Urban Design & Planning office or on the City's website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name: [Signature]

Date: [Signature]

Received By: [Signature]

Tech. Spec. Reviewed By: [Signature]

Case No.: [Signature]

Staff Intake Review

For Urban Design & Planning Division use only:

Date: [Signature]

Received By: [Signature]

Tech. Spec. Reviewed By: [Signature]

Case No.: [Signature]

Updated: 3/2/2018
Page 3: Technical Specifications For Plan Submittal

A. SITE PLAN
1. Title Block including project name and design professional’s address and phone number
2. Scale (1" = 30’ min., must be engineer’s scale)
3. North Indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   • Current use of property and intensity
   • Land Use designation
   • Zoning designation
   • Water/wastewater service provider
   • Site area (sq. ft. and acres)
   • Building footprint coverage
   • Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   • Non-residential development: uses, gross floor area
   • Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
   • Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   • Building height (expressed in feet above grade)
   • Structure length
   • Number of stories
   • Setback table (required vs. provided)
   • Open space
   • Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   • Open space (in sq. ft.)
   • Landscape area (in sq. ft.)
   • Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
   • Municipal boundaries (as applicable)
   • Zoning designation of adjacent properties with current use listed
   • Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   • Waterway width, if applicable
   • Outline of adjacent buildings (indicate height in stories and approximate feet)
   • Property lines (dimensioned)
   • Building outlines of all proposed structures (dimensioned)
   • Ground floor plan
   • Dimension of grade at center line of road, at curb, and finished floor elevation
   • Dimension for all site plan features (i.e., sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   • Mechanical equipment dimensioned from property lines
   • Setbacks and building separations (dimensioned)
   • Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   • On-site light fixtures
   • Proposed ROW Improvements (ie, bus stops, curbs, tree plantings, etc.)
   • Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
   • Traffic control signage
   • Catch basins or other drainage control devices
   • Fire hydrants (including on-site and adjacent hydrants)
   • Easements (as applicable)

B. DETAILS
1. Provide details of the following (Scale ¼" = 1’ min.)
   • Ground floor elevation
   • Storefronts, awnings, entrance features, doors, windows
   • Fences/Walls
   • Dumpster
   • Light fixtures
   • Balconies, railings
   • Trash receptacles, benches, other street furniture
   • Pavers, concrete, landscape ground cover material

C. FLOOR PLANS
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS
1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)
For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55’ or five stories or more in height, the following are required:
   • Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
   • Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
   • Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN
1. Site Plan Information (in tabular form on plans)
2. Title block including project name and design professional’s address and phone number
3. Scale (1" = 30’ min., must be engineer’s scale)
4. North Indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   • Site area (sq. ft. and acres)
   • Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   • VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
   • Perimeter landscape area (including buffers adjacent to ROW)
   • Interior landscape area (30 sq. ft. per space)
   • Total trees required/provided (1 per 1,000 sq. ft. net lot area)
   • VUA tree species required/provided (1 per 1,000 sq. ft. VUA)
   • VUA tree species required/provided (3’ caliper)
   • VUA tree species required/provided (2-3’ caliper)
   • VUA tree species required/provided
   • VUA palis required/provided
   • VUA shrubs required/provided (6 per 1,000 sq. ft. VUA)
   • Bufferyard trees (if applicable)
7. Landscape Plan Features (graphically indicated)
   • Property lines
   • Easements (as applicable)
   • Landscape areas with dimensions
   • Existing trees and palis, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   • Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
   • Plant list (note species, sizes, quantities and any appropriate specifications)
   • Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   • Grading (slopes, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM
Foot-candle readings must extend to all property lines
May 25, 2018
City of Fort Lauderdale
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Development Review Committee (DRC) - First Submission
Architect’s Letter of Intent & Project Narrative

Dear Staff,

This Letter of Intent shall supplement the request for DRC approval regarding the new proposed townhome project (‘The Development’) located at:

1757 NE 8th St,
Fort Lauderdale, FL 33304.

The Development proposes six (6) new, attached, single-family dwelling townhomes, either two or three story, as follows: Five (5) three-story townhome units & One (1) two-story townhome unit, all with building frontage and principle entry along NE 8th St & development entrance via N Victoria Park Rd. The Development will be constructed across two existing, adjacent lot parcels which are legally combined under ‘Unity of Title’ by the Broward County Commission, reference folio numbers: 494234-05-9450 & 494234-05-9460.

The design utilizes a varying palette of materials ranging from warm porcelain tile wood-veneer, white and gray stucco facades, dark bronz aluminum window and door frames, and clear impact resistant guard rails for a clean, tropical-modern aesthetic that will be complemented by the lush, native landscaping.

See responses below, in red, regarding the development as it relates to the specific criteria and requirements outlined in the City of Fort Lauderdale’s Unified Land Development Regulations (ULDR) for the project development type (ULDR italicized for clarification). Items that have a strikethrough are not applicable to this application.

Sec. 47-18.33. - Single family dwelling, attached; Townhouses.
A. For the purposes of this section, a townhouse development shall include three (3) or more attached single family dwelling units where each individual single family unit and land thereunder is owned in fee simple. A townhouse development shall include one (1) or more townhouse buildings.

Six (6) attached single-family dwelling units (Townhouses) provided
B. Site design criteria. A single family dwelling; townhouses (herein referred to as townhouse development) shall meet the following site design criteria:

1. Minimum lot size. The parcel upon which the group is located shall contain a minimum area of seven thousand five hundred (7,500) square feet and shall provide an average of two thousand (2,000) square feet per dwelling unit, including driveways and areas held in common ownership.

- 13,500 SF / 2354 SF avg. per du
(Refer to the Tables on sheet(s) A-0.4 & A-0.5)

2. Density. The density is determined by the regulations governing the zoning district where the townhouse development is located.

- Required density of 25 du/net acre for zoning district RMM-25;
- Required density of 7.75 du/calculated lot area;
- Proposed density of 6 du/calculated lot area, complies district regulations;
(Refer to the Tables on sheet(s) A-0.4 & A-0.5)

3. Group limit. A townhouse group shall be limited to a maximum of eight (8) dwelling units. A minimum of twenty-five (25) percent of the townhouse group's front facade shall be set back an additional five (5) feet from the rest of the front facade. Attached units may have a common wall or individual sidewalls separated by a distance of not more than one (1) inch or as determined reasonable by the building inspector. If individual walls are used, the buildings shall have adequate flashing at the roofline.

- Proposed six (6) dwelling units;
- Common demising walls are made up 2hr 8” CMU block;

4. Access to townhouse developments shall meet the following requirements:
   a. Each townhouse dwelling unit shall have vehicular access to a public right-of-way, paved driveway or parking area serving the group. Private driveways shall be provided in accordance with Section 47-20.5.D. Provisions satisfactory to the city attorney shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group.

   - Development access to all units via N Victoria Park Rd, refer to sheet A-0.4 site plan for lot configuration and right-of-way.

   b. Townhouse developments that abut a platted alley are encouraged to provide access from the platted alley.

5. Yard requirements.
   a. Front yard. The minimum front yard shall be the same as that required for the zoning district where the townhouse development is located. A five (5) foot easement along the front property line of the townhouse development shall be required if the fee simple lot of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the front property line of the development for use by the owners of the units.

   In Compliance; Refer to item ‘f’ below and see sheet A-0.4
b. Corner yards. A townhouse building abutting two (2) or more public rights-of-way shall provide a minimum corner yard of twenty (20) feet. A five (5) foot easement along the corner property line of the group shall be required if the fee simple lot of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the corner property line of the townhouse development for use by the owners of the units.

**In Compliance; Refer to item ‘f’ below and see sheet A-0.4 for 20'-0” corner yard requirement;**

c. Side yard. The side yard shall be a minimum of ten (10) feet from the side property line of the townhouse development. A five (5) foot easement which extends from front to rear lot lines along a side lot line of the townhouse development not abutting a public street shall be required for use by owners within the development. Provisions satisfactory to the city attorney shall be made for a recordable easement along the side property line of the townhouse development for use by the owners of the units.

**In Compliance; Each sideyard exceeds the ten (10) foot req’t, see yards and setbacks, along with required five (5) foot easement along the West property line, on sheet A-0.4;**

d. Rear yard. The rear yard shall be a minimum of twenty (20) feet from the rear property line. A five (5) foot easement along the rear property line of the townhouse group shall be required if the fee simple lots of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the rear property line of the development for use by the owners of the units within the development.

**In Compliance; The rear yard exceeds the twent (20) foot requirement, see yard and setback, along with required five (5) foot easement along the North property line, on sheet A-0.4;**

e. Additional requirements. When any portion of a townhouse abutting the side yard for the development site exceeds twenty-two (22) feet in height, that portion of the structure shall be set back a minimum of an additional one (1) foot for each foot of height above twenty-two (22) feet.

**See building elevation sheet(s) A-3.1 & A-3.2 for building heights, and areas that have been stepped back every one foot in height that exceeds 22 feet in overall height;**

f. Reduced setback. Townhouse developments that provide for parking or garage access at the rear of units may reduce the front and corner yard requirement to fifteen (15) feet subject to the following:

i. No individual garages may face the public right-of-way except those townhouse developments located on a corner lot may have one (1) garage with an opening facing toward the right-of-way abutting each corner side yard. The
garage facing the right-of-way shall be subject to the following requirements: a. Garages shall be set back an additional two (2) feet from the principal facade of the building or eighteen (18) feet from the property line, whichever is greater; & All garages provided at rear of unit(s); No garages open up to a right-of-way, All open to rear property line; Garages have been setback 41’-0” from the rear property line; ii. Townhouse units may be accessed from one (1) two-way driveway or two (2) one-way driveways; & Development is accessed from one (1) two-way driveway iii. Parking shall not be permitted between the townhouse buildings and any public right-of-way; & In Compliance; iv. The area between the townhouse building and the public right-of-way shall be landscaped in accordance with the requirements of Section 47-21. In Compliance; refer to the included Landscape Architecture plans;

6. Architectural elements. When abutting a waterway, the facade of the townhouse development facing the waterway shall provide additional architectural elements such as, not limited to unenclosed balconies, variation of rooflines between each unit, and variation of at least one (1) foot on twenty-five percent (25%) of the area.

7. Entrance requirements. Each dwelling unit facing a public right-of-way other than an alley must have, its own principal entrance, visible from and facing the right-of-way, and shall include the following:
   a. A roofed landing; and
   Front entry landings are covered by solid overhead elements, between the depths of 5’-0” and 8’-0”, and between the depths of 5’-0” and 10’-0” by a louvered overhead aluminum trellis, measured horizontally from the front entry threshold to the furthest point of said feature;
   Refer to sheet(s) A-0.4, A-1.1, A-3.1/3.2

   b. An architectural design and material similar to and integral with the principal structure; and
   Front entry landings are covered by a louvered overhead aluminum trellis, between the depths of 5’-0” and 10’-0” measured horizontally from the front entry threshold to the furthest point of said feature;
   Refer to sheet(s) A-0.4, A-1.1, A-3.1/3.2

   c. A minimum of four (4) linear feet shall be provided between principal entrances; and
   In Compliance; Individual principal entrances are no closer than 12’-8” apart
   Refer to sheet A-0.4, A-1.1, & A-3.1
d. The roofed landing may encroach into the front yard an additional three (3) feet; and
The louvered aluminum trellis entry element(s) extend an additional two (2) feet beyond the furthest face of the front entry façade of the development; Refer to sheet(s) A-0.4, A-1.1, A-3.1/3.2

e. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance shall be required.
Unit #6 provides one (1) principle front entrance provided facing NE 8th St and private enclosed entry, not facing a right-of-way. See sheet(s) A-0.4 & A-1.1

8. Minimum floor area. Each individual dwelling unit shall have a minimum floor area of seven hundred fifty (750) square feet.
In Compliance, see sheet(s) A-0.4 & A-0.5 for unit SF and development areas;

9. Height. The maximum height shall not exceed thirty-five (35) feet. See Section 47-2, Measurements.
In Compliance, see sheet(s) A-3.1 & A-3.2 for building elevations and heights, principle building height = +35’-0”; Parapets and equip. screening elements encroaching above 35’-0” within requirements of supplemental regulations of the ULDR.

10. Fence and wall requirements. Fences and walls shall be provided subject to the following:
   a. Seventy-five percent (75%) of all fencing or walls along the front yard of a townhouse development abutting a public right-of-way must be of non-opaque materials such as vertical bars or picket fence, and shall be subject to all other requirements of Section 47-19.5, Fences, Walls and Hedges.
   b. When parking is placed in the rear of the development site, a fence or wall shall be installed between the development site and any neighboring residential property abutting the development site subject to the requirements of Section 47-19.5. Parking provided within rear of property per Sec 47-19.2 (H)(2), set backs exceeded; Refer to sheet A-0.4

11. Garages. Garages facing public rights-of-way, other than an alley, shall be subject to the following requirements:
   a. Garages shall be limited to a width equivalent to a maximum of fifty percent (50%) of the width of the townhouse unit. The width shall be measured as the linear dimension of the garage that is visible from the street, such as the garage door; and
   b. Garages shall be set back an additional two (2) feet from the principal facade of the building.
   c. As a result of the garage being set back an additional two (2) feet, an area equivalent to the square footage of the recessed garage may be reallocated to the front facade of the building as additional square footage to the living area and may extend into the front yard up to three (3) feet into the setback.
12. Driveways. Driveways facing the public right-of-way shall be subject to the following criteria:
   a. These driveways shall have a minimum separation of eight (8) feet from the adjacent driveway within the same development for the entire length of the driveway.
   One, two-lane access driveway provided (20'-0" wide);
   Refer to sheet A-0.4
   
   b. The separation of driveways can be reduced to a minimum of four (4) feet in width with the installation of structural soil or other mitigating alternative to allow space for root development of required trees, as reviewed and approved by the city's landscaping representative.
   
   c. The area between the driveways must be a landscaped pervious area with a minimum of one (1) canopy tree and continuous shrub planting.

13. Sidewalk requirements. A townhouse development shall provide the following:
   a. A minimum five (5) foot wide sidewalk along each public right-of-way abutting the property along the full length of the property line.
   Newly constructed concrete sidewalks to be constructed adjacent to the property lines abutting N Victoria Park Rd and NE 8th St,
   Refer to A-0.4 and Civil Engineering drawings for sidewalk and ROW notes;
   
   b. A minimum three (3) foot wide sidewalk shall connect the front entrances with the sidewalk along the right-of-way unless an alternative pedestrian access to the public sidewalk is approved by the department.
   A minimum 3'-6" wide concrete paver entry sequence has been proposed at each principal front entry,
   Refer to A-0.4 Site Plan for layout and design intent;

14. Street tree requirements. Street trees shall be planted and maintained along the public right-of-way abutting the property to provide a canopy effect. The type of street trees may include shade, flowering and palm trees and shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on building and site design, separation distance, utility infrastructure and the proposed plan's compatibility to surrounding properties.
   Refer to the Landscape Architecture dwgs provided for project site, ROW, and street tree(s);

15. Maintenance agreement. A townhouse development shall have a recorded maintenance agreement for the common areas and any guest parking.
   By Ownership;

16. Solid waste, yard waste, and recycling requirements. Each townhouse dwelling unit shall have incorporated into the design a designated area to locate containers that meet the requirements of Chapter 24 of the city's Code of Ordinances. The size of the containers and alternatives to these requirements may be permitted subject to approval of the public works department, sanitation division.
   In Compliance, see the trash refuse locations per each unit on sheet A-0.4
We feel that the approval of this beautiful new townhome development will add significant character and high-quality design to the surrounding context, which is in the heart of the surrounding Victoria Park developing area.

We respectfully ask that the Development Review Committee grant the applicant the approval for the new townhome development that is being requested,

Sincerely,

Ralph Choeff, President
Choeff Levy Fischman PA
Architecture + Design
MAP OF BOUNDARY, TOPOGRAPHIC & TREE SURVEY

PARCEL I: 1757 N.E. 8th Street, Fort Lauderdale, Florida 33304.
PARCEL II: 801 - 805 N. Victoria Park Road, Fort Lauderdale, Florida 33304.

LEGAL DESCRIPTION:
PARCEL I: The West 1/2 of Lots 10 and 11, in Block 237, PROGRESSO, according to the map thereof, as recorded in Plat Book 2, Page 18 of the Public Records of Miami-Dade County, Florida, said lands lying and being in Broward County, Florida.

PARCEL II: The East 67.5 feet of Lots 10 and 11, Block 237, PROGRESSO, according to the map thereof, as recorded in Plat Book 2, Page 18 of the Public Records of Miami-Dade County, Florida, said lands lying and being in Broward County, Florida.

CERTIFIED TO:
TAYLOR MADE LENDING, LLC, its successors and/or assigns as their interests may appear.
BLACK TIGER GROUP LLC, Nautilex Legal Services, Miami Title Group, Inc. First American Title Insurance Company.

TREE CHART
(Dimensions are approximate)

<table>
<thead>
<tr>
<th>#</th>
<th>Tree Name</th>
<th>D</th>
<th>H</th>
<th>C</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Gambier Linne</td>
<td>12&quot;</td>
<td>30&quot;</td>
<td>20&quot;</td>
</tr>
<tr>
<td>2</td>
<td>Royal Palmetto</td>
<td>10&quot;</td>
<td>20&quot;</td>
<td>10&quot;</td>
</tr>
<tr>
<td>3</td>
<td>Royal Palmetto</td>
<td>14&quot;</td>
<td>30&quot;</td>
<td>25&quot;</td>
</tr>
<tr>
<td>4</td>
<td>Palmetto</td>
<td>15&quot;</td>
<td>30&quot;</td>
<td>15&quot;</td>
</tr>
<tr>
<td>5</td>
<td>Oak</td>
<td>12&quot;</td>
<td>40&quot;</td>
<td>18&quot;</td>
</tr>
<tr>
<td>6</td>
<td>Gambier Linne</td>
<td>8&quot;</td>
<td>30&quot;</td>
<td>12&quot;</td>
</tr>
<tr>
<td>7</td>
<td>Gambier Linne</td>
<td>8&quot;</td>
<td>30&quot;</td>
<td>12&quot;</td>
</tr>
<tr>
<td>8</td>
<td>Avocado (Claro)</td>
<td>6&quot;</td>
<td>30&quot;</td>
<td>12&quot;</td>
</tr>
<tr>
<td>9</td>
<td>Gambier Linne</td>
<td>8&quot;</td>
<td>30&quot;</td>
<td>12&quot;</td>
</tr>
<tr>
<td>10</td>
<td>Unknown</td>
<td>20&quot;</td>
<td>20&quot;</td>
<td>10&quot;</td>
</tr>
<tr>
<td>11</td>
<td>Unknown</td>
<td>7&quot;</td>
<td>20&quot;</td>
<td>10&quot;</td>
</tr>
<tr>
<td>12</td>
<td>Unknown</td>
<td>11&quot;</td>
<td>30&quot;</td>
<td>20&quot;</td>
</tr>
<tr>
<td>13</td>
<td>Avocado (Claro)</td>
<td>11&quot;</td>
<td>30&quot;</td>
<td>20&quot;</td>
</tr>
</tbody>
</table>

PARCEL II:

1. Royal Palmetto | 14" | 30" | 15" |
2. Umbrella Tree | 20" | 40" | 20" |
3. Gambier Linne | 12" | 25" | 20" |
4. Unknown | 6" | 12" | 15" |
5. Coconut | 20" | 30" | 20" |
6. Coconut | 19" | 45" | 20" |
7. Gambier Linne | 15" | 30" | 20" |
8. Gambier Linne | 31" | 30" | 20" |

VICTORIA PARK TOWNHOMES
1757 NE 8TH ST. FORT LAUDERDALE, FL 33304

Sheet no.: A-0.3
Comm no.: 1642
Date: 05/25/2018
Revised: Paul Fischman, registered architect AR96202AA26003009
VICTORIA PARK TOWNHOMES

1757 NE 8TH ST.
FORT LAUDERDALE, FL 33304

sheet no. A-1.1

comm no. 1642

date: 05/25/2018

Paul Fischman
registered architect
AR96202AA26003009

ENTRY

UNIT #6
FOYER
BATH
#1
CLOSET

UNIT #1
FRONT ENTRY
BATH
#1
CLOSET

UNIT #5
FOYER
BATH
#1
CLOSET

UNIT #2
FOYER
BATH
#1
CLOSET

UNIT #4
FOYER
BATH
#1
CLOSET

UNIT #3
FOYER
BATH
#1
CLOSET

TRASH
UTILITY
COAT CLOSET

COVERED PARKING

BEDROOM #1

BEDROOM #1

BEDROOM #1

BEDROOM #1

BEDROOM #1
FORT LAUDERDALE DRC SUBMITTAL

VICTORIA PARK TOWNHOMES | 1757 NE 8TH ST, FORT LAUDERDALE

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
1757 NE 8TH STREET
FORT LAUDERDALE, FL
33304

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of trees, palms, shrubs, and ground cover. There is (1) native existing live oak tree and (1) existing native gumball tree marked to remain all of which will be preserved and protected as per the city of Fort Lauderdale tree protection requirements during construction. There are also (2) specimen coconut palms marked to be relocated. All other trees + palms will be removed and mitigated for accordingly, as per the City of Fort Lauderdale mitigation requirements. Please see the Existing Tree Survey + Disposition Plan on sheet L-1, the mitigation summary on sheet L-1 and the attached arborist report provided by Jeremy Chancey, ISA Certified Arborist.

SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New landscape design to complement new multi-residential building

INDEX OF SHEETS

L-0 Landscape Cover Page + Sheet Index
L-1 Existing Tree Survey + Disposition Plan
L-2 Ground Level Landscape Plan
L-3 Landscape Notes + Details
L-4 Plant Material Image Board

Christopher Cawley Landscape Architecture LLC
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

Christopher Cawley Landscape Architecture LLC
1642 date: 04.30.18

Christopher Cawley Landscape Architecture LLC
1642 revised: 04.30.18
**VICTORIA PARK TOWNHOMES**

**date:** 1642

**TOTAL PALMS REQUIRED:** 3 / **TOTAL INCHES PROVIDED:** 63"  

- **Queen Palm** Syagrus romanzoffiana  
  - IN UTILITY POLE: REMOVE
  - 45% - FAIR
  - MITIGATION PROVIDED - SEE ARBORIST REPORT

- **Bursera simarubra**  
  - REMOVE +/- 20' x 10'
  - 10'

- **Ligustrum lucidum**  
  - REMOVE +/- 12' x 15'3+3"  
  - DECLINING
  - PROTECT & PRESERVE

- **Gumbo Limbo Tree** Bursera simarubra  
  - REMOVE  12'8"  
  - 50% - GOOD
  - #15 #16

- **Coconut Palm** Cocos nucifera  
  - Umbrella Tree  
  - REMOVE +/- 26' x 28'11"  
  - PROTECT & PRESERVE

- **Bishopwood** Bischofia javanica  
  - REMAIN +/- 18' x 20'
  - MULTI 65% - FAIR
  - #5

- **Gumbo Limbo Tree**  
  - REMOVE  40% - POOR
  - PROHIBITED SPECIES
  - #13 #12

- **Gumbo Limbo Tree**  
  - REMOVE  60% - GOOD  
  - #7

- **Gumbo Limbo Tree**  
  - PROHIBITED SPECIES
  - #9

- **Quercus virginiana**  
  - REMOVE  55% - FAIR
  - UNDERSIZED, UNREGULATED
  - #3

- **Delonix regia**  
  - REMOVE
  - 0% - DEAD

- **Areca Palm (cluster)**

- **Sabal palm**

- **Sabal Palm**

- **Live Oak Tree**

- **Gumbo Limbo Tree**

- **Royal Poinciana** Delonix regia

**Palm Mitigation Summary:**
- (2) NATIVE GUMBO LIMBO TREES @ 10" = 20" DBH
- (6) BRIDALVEIL TREES @ 4" = 24" DBH

**DBH Mitigation Summary:** A TOTAL OF 63" OF DBH REPLACEMENT HAS BEEN PROVIDED.

**City of Fort Lauderdale Mitigation Summary**

**Florida Landscape Architecture Business LLC**  

**L 305.979.1585   |   www.christophercawley.com**
LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME AWARE OF THE LOCATION OF UTILITIES AND PROTECT ALL UTILITY LINES, BURIED PIPELINES AND OTHER UTILITIES.
3. THE PROJECT AREA CAN BE ALTERED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX FREE OF CLAY, STONES, ROCKS, AND OTHER FOREIGN MATERIAL.
5. ALL PLANTS MUST BE PLANTED IN PLANTING BORROWS AS SHOWN ON THE PLANS.
6. MULCH SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS CONDITION.
7. TREE TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
8. "CYPRESS MULCH" OR "RED DYED MULCH" TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM GROUND COVER PLANTING DETAIL.
9. PLANTING DETAIL
10. TREE PLANTING DETAIL
11. PLANTING DETAIL
12. PLANTING DETAIL
13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLANS AND PLANT LIST, THE QUANTITIES ON THE PLANS SHALL BE HELD VALID.
14. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
15. CONTRACTOR SHALL BECOME AWARE OF THE LOCATION OF UTILITIES AND PROTECT ALL UTILITY LINES, BURIED PIPELINES AND OTHER UTILITIES.
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19. TREE TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
20. "CYPRESS MULCH" OR "RED DYED MULCH" TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM GROUND COVER PLANTING DETAIL.

PLANT LIST - VICTORIA PARK TOWNHOMES

<table>
<thead>
<tr>
<th>PLANT</th>
<th>COMMON NAME</th>
<th>SPECIES NAME</th>
<th>QUANTITY</th>
<th>SIZE</th>
<th>SPECIFICATION &amp; NOTE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Dwarf Bahama Coffee</td>
<td>Psychotria ligustrifolia</td>
<td>162</td>
<td>PSY7 gallon</td>
<td>Full, space 18&quot; on center</td>
</tr>
<tr>
<td>2.</td>
<td>Lady Palm</td>
<td>Rhapis excelsa</td>
<td>24</td>
<td>RX10 gallon</td>
<td>4' height min.</td>
</tr>
<tr>
<td>3.</td>
<td>Bamboos</td>
<td>Bambusa textilis gracilis</td>
<td>90</td>
<td>15 gallon</td>
<td>(17&quot; container), 20' height, full, 3' o.c</td>
</tr>
<tr>
<td>4.</td>
<td>Gumbo Limbo</td>
<td>Bursera simaruba</td>
<td>65 gallon, 14' ht x 6-8' spr, 4-5&quot; cal, standard</td>
<td>YES</td>
<td>Treeworld Wholesale</td>
</tr>
<tr>
<td>5.</td>
<td>St. Augustine Grass</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Native Shrubs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

100% COVERAGE PROVIDED PURSUANT TO BROWARD COUNTY CODE

LANDSCAPE LEGEND

ZONING: RM6-25
LOT SIZE: 13,500 SF
ACRES: 3

Palm Planting Detail

- Malco: 36" deep for 3" type, etc.
- Note for type: 36 type (type, etc.)

Groundcover Planting Detail

- Malco: 36" deep for 3" type, etc.
- 5 species noted for type: 36 type (type, etc.)

Shrub Planting Detail

- Malco: 36" deep for 3" type, etc.
- 5 species noted for type: 36 type (type, etc.)

Tree Planting Detail

- Malco: 36" deep for 3" type, etc.
- 5 species noted for type: 36 type (type, etc.)

Street Tree Requirement

- Trees required per 1000 SF: Lot size: 13,500 SF
- 13.500 SF = 13.5 trees required
- 13 TREES PROVIDED
- 2 native gumbo limbo trees = 8 broad-leaf trees
- 2 native Spanish stopper trees = 4 bamboo trees
- 7 existing native live oak trees provided

Diversity Requirement

- 1x1x3 trees, 3 species required / 5 species provided

Native Trees

- 90% of required trees = 40 x 13.5 = 54 native trees required
- 6 native trees provided
- 2 native gumbo limbo trees = 2 Spanish stopper trees
- 1 existing native live oak tree

Shade Trees

- 90% of required trees = 20 x 13.5 = 27 shade trees required
- 3 shade trees provided
- 1 existing native live oak tree

Sod

- 100% Coverage provided pursuant to Broward County Code

 Irrigation System