



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 14, 2019

APPLICANT: Toteria, Patricia

PROJECT NAME: 5881 NE 21st Community Residence

CASE NUMBER: CR19002

REQUEST: Site Plan Level III Review: Conditional Use for
Community Residence

LOCATION: 5881 NE 21st Drive

ZONING: Residential Single Family/Low Medium Density
(RS-8)

LAND USE: Low-Medium Density Residential

CASE PLANNER: Adam Schnell



Case Number: CR19002

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:

1. 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.
2. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges). Per ULDR Section 47-19.1.E, no accessory use, structure or Landscape shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).
3. Existing public sidewalks adjacent to property must be inspected by Engineer/Architect 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.
4. Verify if existing ceiling height meets Code of Ordinances, Article VI, Section 9-277 minimum 7'-0" for at least one half the floor areas.
5. Verify if window sizes for each room meets Code of Ordinances, Article VI, Section 9-278 Light & Ventilation.
6. Verify that building doors provide appropriate grades for ADA accessibility; coordinate proposed site grading and Finished Floor Elevations to meet ADA accessibility requirements.
7. Vehicles shown in Right-of-way should be removed.
8. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
9. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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CASE COMMENTS:

Please provide a response to the following:

1. No comment.



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CASE COMMENTS:

1. No Comment.
2. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

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CASE COMMENTS:

Please provide a response to the following:

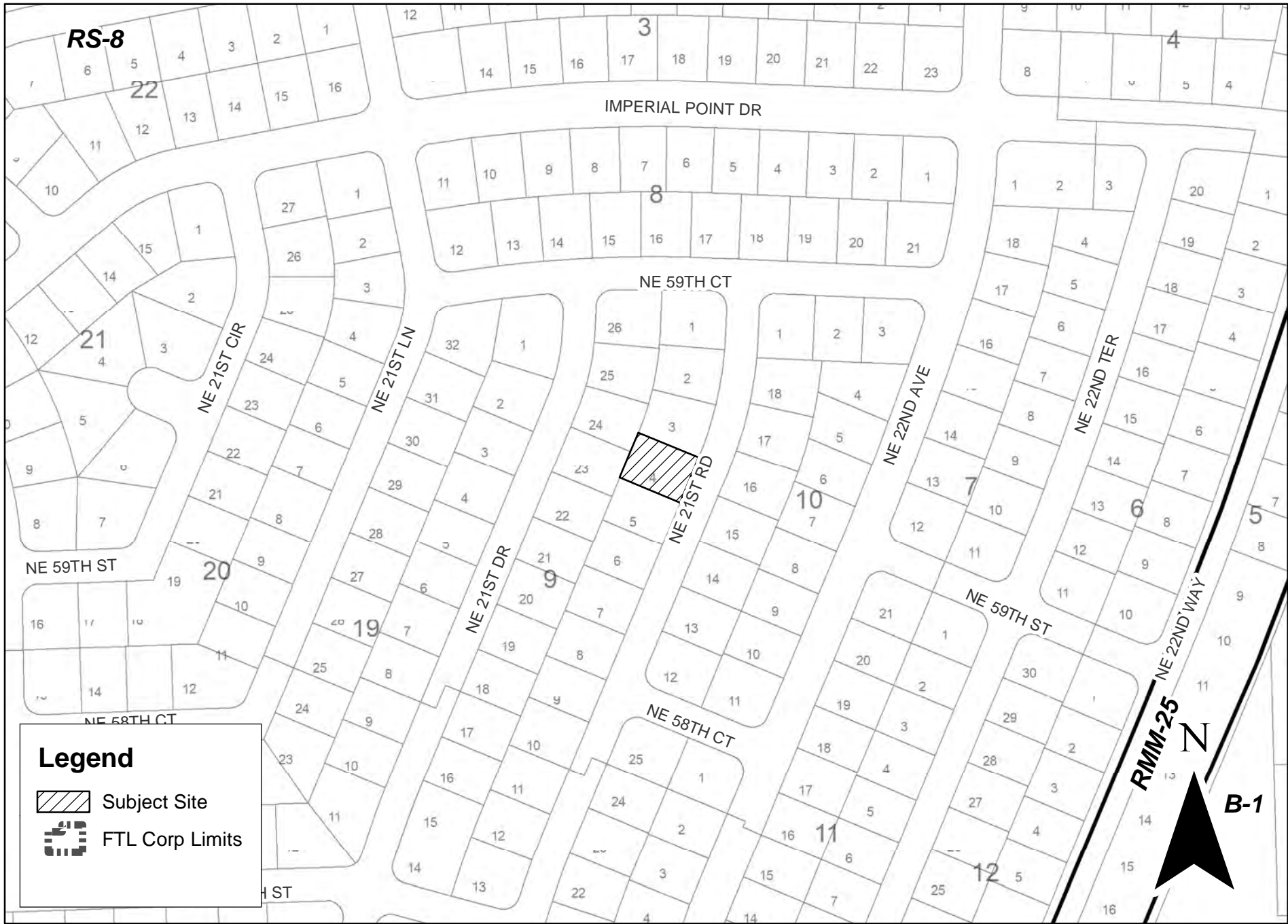
- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal. A listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-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.
- 2) The site is designated Low-Medium on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) This application is subject to Unified Land Development Regulations (ULDR) Section 47-27.4.A.2.c, Public Participation requirements. Prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
- 4) The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.
- 5) The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
- 6) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 7) Prior to Final DRC signoff, a Florida Association of Recovery Residences (FARR) Certification must be submitted.
- 8) Provide the following changes to the floor plan and site plan:
 - a. Remove vehicle images which overlay the parking areas and referenced in the site data table on the site plan. Parking is comparable to a single-family residence.



GENERAL COMMENT

- 9) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.

- 10) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days after comments have been received.



CR19002

