



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: March 9, 2021

PROPERTY OWNER: L&H Development Group, LLC.

APPLICANT/AGENT: Karyn Rivera

PROJECT NAME: 1022 Cluster Homes

CASE NUMBER: UDP-S21020

REQUEST: Site Plan Level III Review: Conditional Use for Cluster Development with Three Residential Units

LOCATION: 1022 NE 2 Avenue

ZONING: Residential Single Family and Duplex/Medium Density (RD-15)

LAND USE: Medium Residential

CASE PLANNER: Christian Cervantes



Case Number: UDP-S21020

CASE COMMENTS:

Please provide a response to the following:

1. Update the building code references to the current 2020 Florida Building Code-Seventh Edition [FBC 2020-101.2]
2. Specify uses and occupancy classification per Chapter 3 of the FBC 2020.
3. Specify height and area compliance per Chapter 5 of the FBC 2020.
4. Provide building construction type designation per Chapter 6 & 5 of the FBC 2020.
5. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
6. Indicate code compliant sprinkler system per section 903.2.8 of the FBC 2020.

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

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2021 the 7th 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
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: UDP-S21020

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 copy of Pre-application meeting memorandum with FDOT.
- b. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

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. 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-se>
2. Provide a current signed and sealed boundary and topographic survey 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.).
3. 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). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
4. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
5. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.



6. Proposed parking lot improvements on adjacent private property (i.e. to the south and west) would require written permission from those property owners.
7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
8. Provide and label typical roadway cross-sections for the proposed development side at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
9. 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.
10. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards. Based on the City utility maps, the existing sewer main adjacent to this property is at a deeper elevation than assumed, verify elevations accordingly. Also provide disposition of existing services (i.e. water services and sewer laterals).
11. 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 ((include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system)), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways.
12. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new buildings, as well as crossing proposed driveways and connecting to existing sidewalks.
13. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.



14. Verify whether the Finish Floor elevation meets the elevation and fill requirements per City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26.

15. 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). 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 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.

16. 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.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

17. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

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

Case Number: UDP-S21020

CASE COMMENTS:

Please provide a response to the following:

1. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs (hydro zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. 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. Illustrate hydro zones on planting plan and include calculations in table.
2. Calculation sheet is providing information as to a single family residential development where as this is a Cluster development. Please visit Section 47-21.12. vehicle use area Landscape requirements.
 - a. please provide all calculations for VUA including yet not limited to tree requirements. VUA requirements are separate from Net Lot Area planting and street tree requirements.
 - b. please demonstrate required as to provide for VUA site requirements.
3. The VUA adjacent to a neighboring property that is not the right of way requires a landscape buffer area of a minimum 2.5 feet with hedge planting, please demonstrate this area measurement on Landscape plans. Code also indicates that a site under 100 feet wide may have a wall in place of the 2.5 feet landscape buffer, therefor the backout area in front of the garage may be able to obtain the 24 feet. Please verify the landscape buffer width were adjacent to a neighboring property.
4. There are overhead power utilities along the west side of the site. Please propose trees that may be adjacent to those lines. Trees such as Live Oak require 30 feet and Pigeon Plum 20 feet lateral clearances.
5. 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.
 - a. Please show all existing and proposed utilities on Landscape plan.
6. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. 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. Provide a cross section detail to illustrate this clearance.
7. For the tree disposition sheet, please have an ISA Arborist provide evaluation and condition ratings of the existing trees of the Mango and Loquat for permit mitigation requirements.



8. Areas where vehicles face neighboring properties, please propose tall shrub plantings to mitigate headlight glare from penetrating onto the neighboring properties.
9. Shade trees must be located a minimum of fifteen feet away from structures. The Live Oak tree and the Green Buttonwood trees appear to be in conflict with the site structure and neighboring property structure. Please illustrate horizontal clearance from tree trunk to structure (site structures and neighboring structures) on Landscape plan. Smaller maturing and flowering trees may be 7.5 feet from a structure.
10. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. Please identify light poles on plans if applicable.
11. Street trees: due to the constraints of this right of way area, the requirement of street trees is to be limited to thin trunk palm trees (such as *Thrinax / Coccothrinax*) that are approved to be adjacent to the overhead utilities. The palm trees will require a minimum 6 feet canopy clearance, 8 feet if the palm tree encroaches into the sight triangle area and located 3-4 feet from the edge of the travel lane. Also, to discourage vehicles from parking on the right of way swale and provide a sense of place of the public realm of the sidewalk: please propose low growing, maintainable (30 inch height maximum) shrub ground cover with a single strip of sod along the street and sidewalk edge. With a lot width of 75 feet this will equate to a minimum of 4 palm trees to be proposed for street trees.
12. Trees and palm trees adjacent to the public realm of the sidewalk require a minimum 6 feet canopy clearance.

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 (Landscape 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-S21020

CASE COMMENTS:

Please respond to the following:

1. Entry doors should be solid, impact-resistant, or metal.
2. Residential units entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or viewport for security.
3. Sliding glass doors and sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or deadbolts. The door should also provide features to prevent the doors from being lifted off the track.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Garage doors should be impact resistant.
7. Lighting and landscaping should follow the City of Ft. Lauderdale C.P.T.E.D. Guidelines.

GENERAL COMMENTS

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

Please submit responses in writing before D.R.C. sign off.



Case Number: UDP-S21020

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided the City of Fort Lauderdale.
2. Carts shall be stored in garages on non-scheduled collection days.
3. Carts shall be placed curbside on NE 2nd Avenue for collection.

GENERAL COMMENTS

The following comments are for informational purposes.
Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-S21020

CASE COMMENTS:

1. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
2. 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.
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. Illustrate clear sight triangle for the intersections and driveways.
5. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
6. Provide a minimum of 5 feet wide on NE 2nd Ave. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Back of sidewalk shall be placed against the property line.
7. 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.
8. 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.
9. Additional comments may be provided upon further review.
10. Sign off is required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. 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.



-
2. 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.



Case Number: UDP-S21020

CASE COMMENTS:

Please provide a response to the following:

1. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements (Section 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.
2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 1. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 2. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is 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. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
3. The site is designated Medium Density Residential on the City's Future Land Use Map and is located in the Central City Community Redevelopment Area (CRA). The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively.
5. Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
 - a. Sec. 47-18.9 Cluster Development (with [Neighborhood Design Criteria Revisions](#));
 - b. Sec. 47-24.3, Conditional Use Permit Requirements;
 - c. Sec. 47-25.2, Adequacy Requirements; and
 - d. Sec. 47-25.3 Neighborhood Compatibility Requirements.



6. Provide the following changes on site plan:
 - a. 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.
 - b. 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.
 - c. Identify and label required wall pursuant ULDR Sec. 47-18.9.C.9 on site plan.
7. Provide the following changes on elevations:
 - a. Show setback dimensions from the property lines on the elevation pages;
 - b. Place labels in correct location for each respective elevation. Labels do not appear to match directional facades of building; and
 - c. Elevations show building reaching max height of 35 feet, however application states max height of building will be 28 feet. Clarify on elevations and application the correct height.
8. Pursuant ULDR Sec. 47-5.32, note the minimum front yard requirement is 25 feet for clusters unless meeting all requirements of 47-18.9 Cluster Development (with [Neighborhood Design Criteria Revisions](#) - see comment 5) - in which case, it may be 15 feet.
9. Pursuant ULDR Sec. 47-18.9.C.4.c, A minimum five foot easement is required around each building group except when directly abutting a right-of-way. Current plans show elements such as patios encroaching into required setback and easement which is not permitted.
10. Pursuant ULDR Sec. 47-18.0.C.4.f, Current plans do not appear to meet special setback requirements. Ensure that the proposed additional setbacks for each façade are consistent with the requirements of Sec. 47-18.9.C.4.f, and that the facades are properly labeled on the elevation drawings.
11. Pursuant ULDR Sec. 47-18.9.C.4.f.v When any portion of a cluster building abutting the side yard for the development site exceeds twenty-two (22) feet in height, that portion of the structure shall be set back an additional one (1) foot for each foot of height above twenty-two (22) feet. Current building design does not appear to meet requirement.
12. Pursuant ULDR Section 47-18.9.C.5, Illustrate that the elevations of the front façade facing the right-of-way have been designed with 25% transparent glass.
13. Pursuant ULDR Sec. 47-18.9.C.9:
 - a. Fences and walls within the front yard setback cannot be more than 75% opaque; and
 - b. A wall or fence must be installed between the development site and any neighboring residential property subject to the requirements of ULDR Section 47-19.5 unless specifically requested and then approved by the Planning and Zoning Board.
14. Pursuant ULDR Sec. 47-18.9.C.11.b, A minimum three-foot wide sidewalk shall connect the front entrances of each unit to the sidewalk along the right-of-way to allow pedestrian access into and out of the development. Current plans only show three-foot sidewalk present for unit facing the right-of-way.
15. Pursuant ULDR Sec. 47-20.5.C.ii, Guest parking space does not meet the backout requirement of 24 feet when perpendicular to access drive, consider moving the guest space further north to allow for the required backout dimensions.



16. Both east and west facades of the site face active pedestrian uses and thoroughfares (NE 2nd Ave/School and a church parking lot, respectively). Consider architecturally intuitive façades to provide a more visually appealing building from the pedestrian realm. Consider higher quality building materials and designs that incorporate textures or fenestration into the facades.
17. Provide roof plan for all structures indicating the location and size of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories shall be required to be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structure pursuant ULDR section 47-25.3.A.3.b.iii. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
18. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
19. 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.
20. Property lot lines shall be depicted on the Site Plan for each Cluster unit. These should be reflected on the Site Plan prior to Final DRC sign off and shall be recorded prior to Building Permit application is submitted. *Please keep in mind these aspects will be coordinated with the Zoning Reviewer and the City Attorney's Office during building permit as they are related to yard requirements.
21. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new dwelling unit type. An impact fee calculator can be found at: [Impact Fee Calculator](#)
22. Any private access and utility easements shall be shown for appropriate cross-access and utilities to ensure full access and maintenance of utilities in the future. The Easements shall be shown on the Site Plan prior to Final DRC sign-off, and shall be recorded prior to request for the Certificate of Occupancy. *Please keep in mind these aspects will be coordinated with the Zoning Reviewer and the City Attorney's Office during building permit as they are related to yard requirements.
23. Provisions satisfactory to the City Attorney's Office shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group. A cluster development shall have a recorded maintenance agreement for the common areas. Such agreements must be reviewed and approved by the City Attorney's Office prior to Final DRC sign-off.

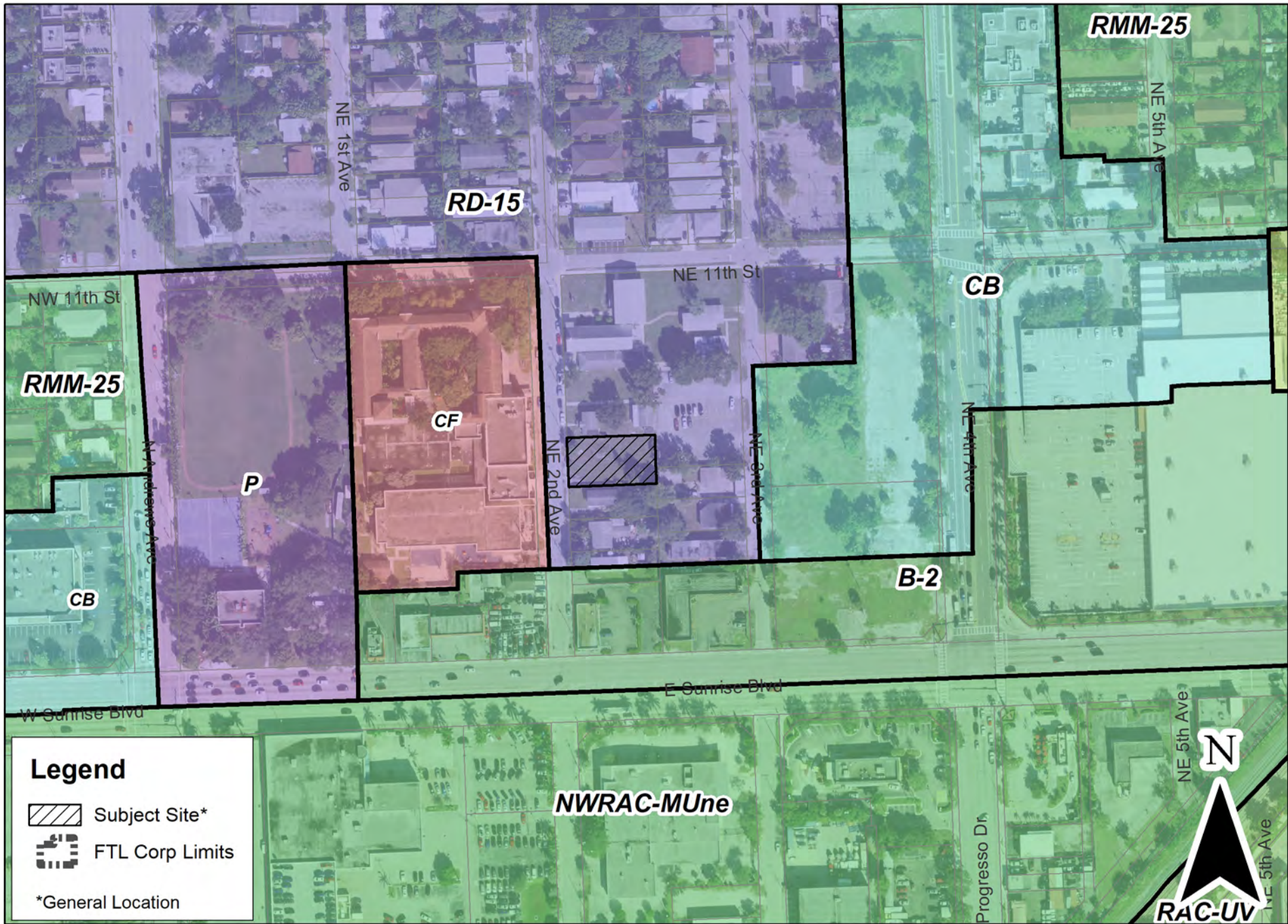


24. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison.
 - a. Provide context elevations (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties.
 - b. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Provide a detailed explanation on how the architectural style of the project is compatible with the neighborhood.
25. Staff reserves the right to provide additional comments based on applicant's revised plans and responses.

General Comments

Please consider the following prior to submittal for Final DRC:

1. 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 (CCervantes@fortlauderdale.gov) 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.
2. Ensure compliance with the Florida Building Code to determine the Occupancy Group and Class as well as the Type Construction. When the permits for a cluster development are submitted to the building department, the buildings will be reviewed as an R-2 Occupancy under the Florida Building Code. For more information, please contact Joe Pasquariello, Structural Plans Examiner, at jpasquariello@fortlauderdale.gov
3. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
4. Please be advised that pursuant to State Statute, Section 166.033, that within 120 days of an application being deemed complete, or 180 days for applications requiring a quasi-judicial hearing or public hearing, a municipality is required to render a decision on the application unless an extension of time is mutually agreed upon between the City and the applicant.
5. 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.
6. The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (ccervantes@fortlauderdale.gov).
7. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



UDP-S21020

