



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** April 13, 2021

**PROPERTY OWNER:** 777 Townhouses, LLC.

**APPLICANT/AGENT:** Patrick Soares, Field Agency Architecture, LLC.

**PROJECT NAME:** Esmonda Townhomes

**CASE NUMBER:** UDP-S21002

**REQUEST:** Site Plan Level III Review: Cluster Development with Eight Residential Units

**LOCATION:** 843 SW 14th Court

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

**LAND USE:** Medium Density Residential

**CASE PLANNER:** Tyler Laforme



Case Number: UDP-S21002

**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC 2020
2. Specify fire-resistance separation requirements 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>, 2021 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-S21002

**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 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northeast corner of SW 14<sup>th</sup> Court / SW 9<sup>th</sup> Ave intersection per ULDR Section 47-24.5.D.p; show/label delineation on the plans.
- b. Provide permanent Sidewalk Easement as appropriate at SW 14<sup>th</sup> Ct/SW 9<sup>th</sup> Ave intersection to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way; show/label delineation on the plans.
- c. 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 on the plans as appropriate.

**CASE COMMENTS:**

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

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at:  
<https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>

If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.

2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of 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.).

Property lines, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

3. Please email [PLANS@FORTLAUDERDALE.GOV](mailto:PLANS@FORTLAUDERDALE.GOV) to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
4. Discuss status of existing 5-ft Utility Easement along north property boundary. A 'letter of no objection' will be required from utility owner for proposed construction within this easement.



5. Provide disposition of existing utilities on-site and within the adjacent right of way that may be 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.
6. Coordinate with Public Works (Utilities Distribution and Collection Division) for any connections to and/or demolition of existing City infrastructure. (Civil plans show proposed abandonment of water service connections along SW 14<sup>th</sup> Ct.)
7. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict). Specifically, the addition of master meters in front of the connections where there are multiple meters connected to the 2" water service. If a master meter is not desired, each meter will need its own connection to the water main.
8. 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. Verify elevations of existing sewer main accordingly. Also provide disposition of existing services (i.e. water services and sewer laterals).
9. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
10. 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.
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. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
12. 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 and the 100-year, 3-day storm events are maintained on site with zero discharge to Right-of-Way and adjacent properties. 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.
13. 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. 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). 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. (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions).

14. Since existing City streets in vicinity of proposed development predominantly have roadside swales, only provide curb & gutter (i.e. 'Type F') within SW 14th Court Right-of-Way areas adjacent to proposed on-street parallel parking stalls (i.e. along front of sidewalk edges and along parking stall end tapers as appropriate). Coordinate SW 14th Court on-street parking with TAM.
15. If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
16. 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.
17. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, driveway widths, sidewalk dimensions, and typical roadway travel lane (including any on-street parallel parking) widths for SW 14th Court and SW 9th Avenue.
18. 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 (10' measured from intersection point of pavement edges), and streets with streets (25' measured from intersection point of extended property lines) must be clear of obstructions between 2.5 ft and 8 ft above elevation of adjoining pavement.
19. Discuss dumpster enclosure/trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/building as applicable. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
20. 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.
21. 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 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.
22. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
23. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Case Number: UDP-S21002

**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. Within the tree disposition sheet, please provide the clear trunk height of the palm trees. From looking at street view of the property there appears to be trees other than just palms on the site. Please verify and add to the tree disposition sheet.
3. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.  
<http://www.fortlauderdale.gov/home/showdocument?id=6386> is a link to the city web page to assist you.
4. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions.
  - a. Please provide street trees at encroach the sight triangle areas with trees that have a minimum 8 feet canopy height clearance when installed. Please adjust overall height of the trees to provide a minimum 50% to 50% canopy to trunk clearance ratio.
  - b. It appears that the west on-street parking stall is within the street and street sight triangle. This parking stall may need to be removed and will provide area for street trees to be proposed.
  - c. The far east end of the site along SW 14<sup>th</sup> CT there is an existing catch basin and an underground utility that the proposed street trees would be in conflict as proposed. Please investigate shifting two parking stalls that the one will encompass the catch basin, yet also, provide some landscape area for separation between the neighboring property. In doing so this may create an area for a street tree between the middle of the four on-street parking stalls.
  - d. A comment may be made from city staff indicating that on-street may not be used toward guest parking requirements. Please investigate removal of the proposed on-street parking to provide area for streetscape landscape materials to be proposed.
5. Please illustrate on plan the landscape buffer of a minimum 2.5 feet at the east end of the VUA adjacent to the neighboring property.
  - a. Please propose tall, full and dense shrubs to minimize vehicle head lights from penetrating onto the neighboring property.



6. The VUA tree count requires canopy trees be provided. Please investigate and propose canopy trees to fulfill site code requirements.
7. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
8. 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.
9. In regard to proper horizontal distance from TREES to existing or proposed STORM pipes and exfiltration trenches, PW, STW, OPS standard review note states as follows:
  - a. "The edge of any City's existing storm-water assets (pipes, exfiltration trenches, structures, or other) shall be located at 5' minimum (7' preferred) horizontal clearance from any proposed tree's root system and with appropriate root barriers per City's landscaping regulations. "
  - b. The 5' min, 7' preferred hor. requirement should be measured from the outer edge of the storm pipe or exfiltration trench to the radius of the tree root system—not from the center of a tree to the center of a pipe or other.
10. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.
11. The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.
  - a. Demonstrate hashing on landscape, site and civil plans as to the extent of use of the Structural Soil.
  - b. Provide Structural Soil Detail and composition.
12. There is a product that the Landscape Department will approve the use of in place of Structural soil. With the Structural soil repositioning of the underground utilities is required. A suspension modular paving system product will provide the required root development area for a healthy and vibrant tree, along with their use it will allow the utilities to be in place and not affect their location in conjunction with the tree's root system. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. As with the use of Structural soil a detail of the product and indication of the extent of use to be provided of the soil cell pavement support systems product.
13. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.

14. Shade trees must be located a minimum of fifteen feet away from structures.
15. Small trees and palms must be located a minimum of seven and one-half feet away from structures. Palms may be planted closer to each other to form clusters.
16. Fences facing the street and that are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
  - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
  - b. Groundcover may be 6 inches tall planted 6 inches apart.
17. Additional comments may be forthcoming prior to final DRC.

#### **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-S21002

**CASE COMMENTS:**

Please provide a response 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. Garage doors should be impact resistant.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. 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.
7. The pool area should be equipped with a childproof access control feature to prevent unsupervised children access to the pool.
8. Sliding glass doors and windows should be equipped with burglary deterrent features such as track blocks, door / window lock pins feature to prevent the door / window from being lifted off the track.
9. Lighting and landscaping should follow 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 prior to DRC sign off.



Case Number: UDP-S21002

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multi-family).
6. Containers shall be stored in garages on non-scheduled collection days.
7. Show where containers will be staged for collection.
8. 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.
  - o 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 [smccutcheon@fortlauderdale.gov](mailto:smccutcheon@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.
  - o 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-S21002

**CASE COMMENTS:**

1. According to the Broward County Trafficways plan SW 9<sup>th</sup> Ave is defined as a collector and requires 80 feet of right of way. To complete the 80 feet section, this property will be required to dedicate 10 feet of right of way to complete the 40 feet half section.
2. 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.
3. 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.
4. Parallel on street parking in the public right of way can not count towards the sites off street parking requirement.
5. 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.
6. Illustrate clear sight triangle for the intersections and driveways.
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.

**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-S21002

**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 neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated as Medium Density 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.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) 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.
- 5) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
  - a. Sec. 47-25.2, Adequacy Requirements;
  - b. Sec. 47-25.3, Neighborhood Compatibility Requirements.
- 6) 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. A minimum five-foot easement is required around each building group except when directly abutting a right-of-way.
- 7) Property lot lines and 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.
- 8) On all of the plans, change the label "townhomes" to "cluster".
- 9) Provide the following changes on the site plan:
  - a. Provide a 20' wide curb cut at the entrance of the development;
  - b. Re-label "side setback" to "rear setback" and "rear setback" to "side setback" as the front yard faces SW 14<sup>th</sup> Court and should be across from the rear setback. Also, update the data table to reflect required 15' rear setback;
  - c. Label the 5' pedestrian access easement along the side and rear perimeter of the development;



- d. All fencing between the units needs to provide access to the pedestrian access easement where the easement is provided on the side and rear of the property;
- e. Replace the title "townhomes" with "cluster";
- f. Per ULDR Sec. 47-20.2 Parking and Loading Zone Requirements, Cluster developments with five or more units require 2 parking spaces per unit + 0.25/dwelling unit designated for guest parking on site;
- g. Show the pool equipment on the plans to ensure it meets the setback requirements.

10) Provide the following changes on the elevations:

- a. Per Section 47-5.32, on the side yard (aka the east side), the setback is 5 feet, up to 22 feet in height. Above 22 feet, the setback is 1 foot for every additional foot of height. Currently, the rooftop trellis system protrudes within the setback. (See image below);
- b. Ensure that the proposed additional setbacks for each façade are consistent with the requirements of Sec. 47-18.9.C.4.f, and provide the percentage breakdowns on the elevation pages;
- c. Per Section 47-18.9.C.5, illustrate that the elevations of the front façade have been designed to provide a minimum of twenty-five (25) percent of the area of the front facade in the form of transparent glass.
- d. Per Section 47-18.9.C.9.a, "75% of all fences or walls within the front yard setback must be of non-opaque materials" (once the labels are corrected on the site plan, this will apply);
- e. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall 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 structures. Provide the following:
  - i) Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;



- 11) Pursuant to ULDR Section 47-18.9, Cluster Developments should provide more compatible architectural treatments/features to the front yard of the project, including enhanced transparency in the fencing and landscaping to connect with the public realm and enhance the pedestrian experience along SW 14<sup>th</sup> Court. As such elements such as front porches, direct pedestrian connections to sidewalk, low scale fences, large windows, and well defined public and private zones are important design components that demonstrate compliance with the ULDR. See below image for example.



- 12) Extend values on photometric plan 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 also.
- 13) This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Following review of the land use and development history of the property, it has been determined that there is low to moderate potential for the occurrence of significant archaeological resources within the subject property. A Phase I Archaeological Survey shall be conducted prior to any ground disturbance on the subject property with the following requirements:

- a. The survey should be conducted by a professional archaeologist who meet the Secretary of the Interior professional standards (36 CFR part 61 as amended) and all work shall conform to Chapter 267, Florida Statutes and the professional Standards set forth in Chapter 1A-46 Florida Administrative Code and the "guidelines for identification, evaluation, recordation, and treatment of cultural resources" set forth in Module Three of the Florida Division of Historical Resource's Cultural Resource Management Standards and Operational Manual. A letter of agreement with a professional archaeologist must be submitted to the City's Historic Preservation Planner, Trisha Logan ([tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) / 954-828-7101) prior to submitting a building permit application for demolition of any existing structures on the site or permits related to the new development.
- b. A final survey report shall be submitted to the City's Historic Preservation Planner, Trisha Logan ([tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) / 954-828-7101) for review of completion, determination of effects and/or significance, and approval or approval with conditions.
- c. If archaeological features are encountered during development, then excavation it the vicinity of the find shall halt immediately, and the property owner / agent shall alert Trisha Logan, Historic Preservation Planner, at 954.828.7101 or [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) to coordinate the discovery and take measure to evaluate the discovery.



- d. If unmarked human remains are encountered during development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert Trisha Logan, Historic Preservation Planner, at 954.828.7101 or [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov) to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.
- 14) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
- 15) 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.
- 16) 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](mailto:jpasquariello@fortlauderdale.gov).
- 17) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.
- 18) It is strongly recommended that bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at [KWarfel@fortlauderdale.gov](mailto:KWarfel@fortlauderdale.gov).

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 19) Provide a written response to all DRC comments within 180 days.
- 20) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule



an appointment with the project planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.

- 21) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.
- 22) Additional comments may be forthcoming at the DRC meeting.





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