



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: November 8, 2022

**PROPERTY OWNER /
APPLICANT:** Alan Rubin

AGENT: Alan Rubin, Owner

PROJECT NAME: Cleveland House, Inc.

CASE NUMBER: UDP-CR22003

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

LOCATION: 513 SW 5th Avenue

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

LAND USE: Medium Residential

CASE PLANNER: Nicholas Kalargyros



Case Number: UDP-CR22003

CASE COMMENTS:

Please provide a response to the following:

1. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
2. Specify uses and occupancy classification per Chapter 3 of the FBC
3. Provide building construction type designation per Chapter 6 of the FBC
4. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC
5. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
6. Dimension accessibility requirements to site per FBC Accessibility Code

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. FBC 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://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 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:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



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CASE COMMENTS:

1. Advisory: The applicant shall pay water & sewer capital impact fees to the City of Fort Lauderdale in accordance of Section 28-255 (a-d) and ordinance No. C-05-21. The applicant for a building permit to construct a new facility, expand or change the existing use requiring additional capacity for the applicant's property shall pay appropriate capital expansion fees. The fee will be calculated from the basis of how many equivalent residential connections (ERC's) that result from the proposed construction minus existing ERCs credits for existing structures or usage within the last 12 months. Capital Expansion Fees will be required to be paid prior to permit issuance. The final ERC calculation for this property is equal to 1.29.



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CASE COMMENTS:

Comment 1: Provide elevations of all **Finish Floor Elevations** for all enclosed rooms on [first floor] ground floor in feet using the NAVD 88 DATUM] on first floor plan.). Finish Floor Elevation should meet BFE 6' + 1' Freeboard = 7' NAVD 88 if project becomes substantial. (Show any enclosed room below the first-floor elevations and show the FFE)

Comment 2: Site Plan & Data (Provide flood zone information) and Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones (557 H), (X500, NAVD 88) (2014 FIRM)
- Flood Zones, (AE), (BFE 6' NAVD 88) (preliminary 557j)
- Finish Floor Elevation (BFE + 1' Freeboard= (FFE if project becomes substantial)

The preliminary flood maps show a (BFE 6' NAVD 88: Please note that the once the flood preliminary maps become effective that the (BFE) Base Flood Elevation of 6' + 1' freeboard =7 feet NAVD 88 for the (FFE) finish floor elevation will need to be met). Unless you have obtained a building permit prior to the Preliminary maps becoming effective <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/#>

Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM. But when the Flood Insurance Rate Maps change to the higher elevations shown on the preliminary maps then we will be requiring that the new BFE 6' + 1' =7 'NAVD 88 will need to be meet for all finish floor elevations (FFE).

Comment 3:

(Code of Ordinances),

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

If this project is substantial improvement than the house finish floor elevation will need to meet the current flood. If the building permit are obtained at the time the preliminary maps are in effect and the project is substantial than the entire finish floor elevation of the house will need to meet 7' NAVD 88.



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CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to ULDR, Section 47-24, this project requires review and approval by the Planning and Zoning Board. A separate application is required for Planning and Zoning Board submittal, and the applicant is responsible for all public notice requirements (Section 47-27). In addition, the development permit shall not take effect 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 City's Unified Land Development Code (ULDR) Section 47-27.4.A.2.c, the applicant must complete the following:
 - a. 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 Planning and Zoning Board meeting;
 - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the Planning and Zoning Board. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, 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; and
 - c. Accordingly, a minimum of ten (10) days prior to the Planning and Zoning Board meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. 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.
3. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before March 29, 2023, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless applicant submits a waiver of these timeframes as provided in the completeness email from the City.
4. The site is designated 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.
5. Indicate the project's compliance with the following Unified Land Development Regulations (ULDR) sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-18.47, Community Residences; and,
 - b. Section 47-24.14, Community Residences Conditional Use Permit.
6. The narrative states that there will be two staff at the Community Residence. Provide additional information on the number of employees that will be on site at a given time, the transition of work shifts, and clarification on whether the employee(s) live at the residence.



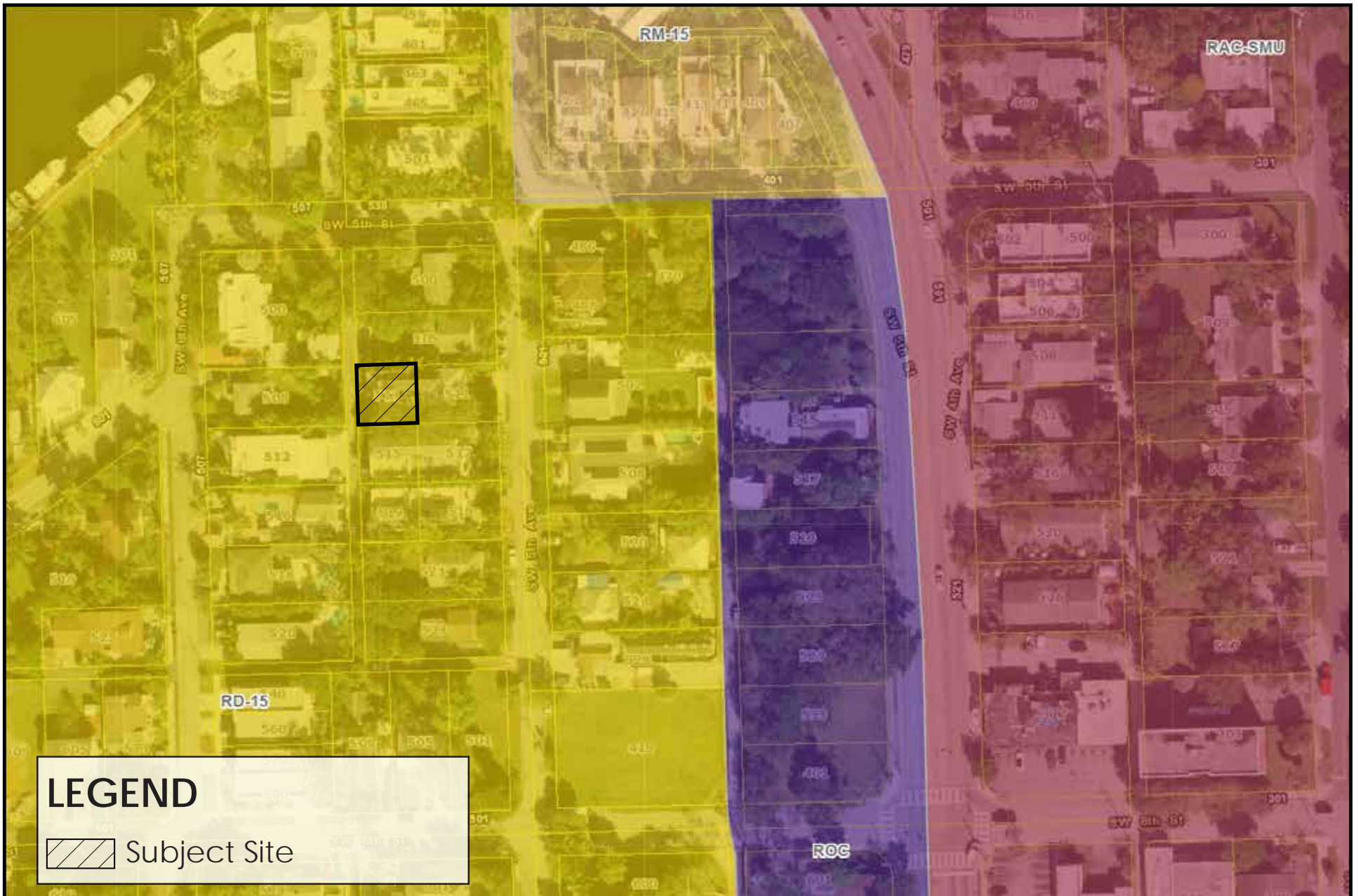
7. Provide a data table on the Floor Plan, sheet, A-1, similar to the table on page 4 of the Community Residence application that specifies minimum housing code space requirements pursuant to the Code of Ordinance, Section 9-277(b) and Section 9-277(c), and what is provided for each occupant.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee (DRC):

8. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Planning and Zoning Board and Final Development Review Committee sign-off, please schedule an appointment with the project planner (954-828-5193) to review project revisions and/or to obtain a signature routing stamp.
9. Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-CR22003 - Cleveland House - 513 SW 5th Ave

