



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 12, 2022

PROPERTY OWNER / APPLICANT: Immo GCB 2, LLC. / Celine and George Bandelac

AGENT: Richard Simon, Simon Architecture

PROJECT NAME: Cluster Unit at 2009 SW 18th Avenue

CASE NUMBER: UDP-S22024

REQUEST: Site Plan Level III Review: 3-Unit Residential Cluster Development

LOCATION: 2009 SW 18th Avenue

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

LAND USE: Residential Medium

CASE PLANNER: Yvonne Redding



Case Number: UDP-S22024

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Specify height and area compliance per Chapter 5 of the 2020 FBC.
3. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
4. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
5. Indicate code compliant sprinkler system per FBC.
6. Designate Fair Housing Provisions per FBC Accessibility 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

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;
 - 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.



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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 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 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/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the 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).
3. 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).

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.

Additional comments/requirements may be forthcoming from Public Works water and wastewater service availability review.

As-built construction drawings for existing City water, sanitary, and storm sewer utilities are available from Public Works Engineering at City Hall (4th Floor) at 100 N Andrews Ave. Please contact 954-828-5051 or plan@fortlauderdale.gov.

4. 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.
5. *Sidewalk requirements.* A cluster development shall provide the following:



a. A minimum five (5) foot wide sidewalk along each public street abutting the property along the full length of the front property line.

Revise plans to include 5-ft wide ROW sidewalk.

b. A minimum three (3) foot wide sidewalk shall connect the front entrances with the sidewalk along the right-of-way unless an alternative pedestrian access to the public sidewalk is approved by the department.

(Per City of Fort Lauderdale Municode Sec. 47-18.9 – Single Family Dwelling, Attached: Cluster)

6. 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 the driveway/street intersection point), 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.
7. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls. Ensure this dimension is labeled on plans.
8. 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. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or have plans that show perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage.
9. Consider revising locations of exfiltration trenches on Paving and Drainage Plan to ensure an adequate separation distance between trenches. The proposed plan shows five exfiltration trenches horizontally stacked with a separation of less than 2 feet. This layout does not support the provided exfiltration trench calculation because adjacent trenches will share a wall for water flow permeability when the provided exfiltration trench calculation assumes a trench length with unobstructed soil on both sides. Separation distance between exfiltration trenches must be a minimum of two times the unsaturated trench depth, and a greater distance is recommended. Revise plans to ensure adequate exfiltration trench separation distance for provided calculation.
10. 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 whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as 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.
11. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
12. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S22024

CASE COMMENTS:

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment

Comment 1: (Sheets A2.0, A2-1) Update Elevation Drawings to provide elevations of Ground Floor (first floor) in feet using the NAVD 88 DATUM. (Currently plans are showing 0'0") per (FBC 7th edition) and (Flood Ordinance Ch 14). FBC 7th edition link:

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale flood Ordinance link:

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

Comment 2: (Site Plan (Sheet SP-1.0)

Per City of Fort Lauderdale Flood Ordinance Ch.14) and (FBC 7th edition), [Section 107: (A 107.2.6) & (A 107.2.6.1)] Provide flood zone information and flood zone delineation

Site Plan should provide the following details:

- Delineations of flood hazard areas
- 2014 Flood Insurance Rate Map (FIRM) shows a BFE 5' (flood zone "AH"), (panel 556H)
- Plans show a FFE of 7' NAVD on site plan

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/>

Comment 3

Provide Foundation plans showing the type of foundation that is being proposed? Please provide plans on the architectural drawing set. Drawings shall show the existing grade and proposed Finish Floor Elevation (FFE) using the (NAVD 88 Datum) per (FBC 7th edition). (Sheet C1 04, point to a stem wall with a grade of 3.0 but does not provide drawings or details.

Comment 4

City of Fort Lauderdale Flood Ordinance (Chapter 14-6 (a),4) Site plans and construction documents, show where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose. Use of fill to elevate buildings and structures is not permitted.

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

Comment 5

City of Fort Lauderdale Flood Ordinance (Section 14-11) prohibits the use of fill for structural support of buildings (except the interior of a stem wall foundation) and to elevate sites. Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations.

Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations.



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CASE COMMENTS:

Please provide a response to the following.

1. 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 maturing 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. Street trees encroaching the sight triangle require a minimum canopy height clearance of 8 feet. Encroaching the public realm of the sidewalk require a minimum canopy height clearance of 6 feet. Please propose trees with 60% canopy to 40% trunk ratio preferred, 50%-50% minimum.
2. 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.
3. 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.
4. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement. Trees such as Green Buttonwood, Gumbo Limbo and Mahogany require a minimum 30 feet lateral clearance from overhead power lines. Relocated Royal palm the Department looks for 20 feet and Sabal palms 9 feet from overhead power lines. Please show measured distance between trees and palms to the overhead utilities on the Landscape plan.
5. During staff meeting Engineering Department mentioned that the sidewalk is to be located within city right of way. Please show the sidewalk within the city right of way along the street property line.
6. 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, please shift the utility and/or site amenities.
7. Fences facing the street 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 plant materials may be 6 inches tall planted 6 inches apart.
 - c. Please specifically note and illustrate this on plans.
8. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
9. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation calculations



in equivalent value and equivalent replacement. Please show how mitigation will be provided on Landscape plans. Please provide the condition rating in percentage form not in word form.

This is a link to a city web page to assist in the mitigation:

<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/63788916962470000>

10. While the tree protection provided is acceptable the below link is an approved tree protection detail. Tree protection to be in place prior to any site work taking place.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67622/637889169639070000>
11. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8.I. Calophyllum Brasiliense(C. antillanum) is category 1 invasive species, please propose an alternative.
12. Trees placed in a row along the property line to a neighboring site will be considered a hedge and will be required to be maintained at a height not exceed 10 feet. Please reconsider the proposed tree installation along the property line to the west.
13. Please provide Landscape legend consistent with the requirements of Section 47-21 of the city of Fort Lauderdale not Miami. Below is a link to the Landscape and Tree Preservation Ordinance.
https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nod=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE_S47-21.1INPU
14. Additional comments may be forthcoming after next review of new plans and written comment responses.

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. Note that total tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review. Limited tree removal may be permitted for access of equipment. For trees to remain in place, tree protection barricades must be in place prior to work taking place.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. 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.



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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. 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. The pool area should be equipped with a childproof access control feature to prevent unsupervised children access to the pool, also an identifiable emergency communication device should be available.
5. Lighting and landscaping should follow the City of Ft. Lauderdale C.P.T.E.D. Guidelines
6. All glazing should be impact resistant.

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-S22024

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste services shall be provided by the city of Fort Lauderdale.
3. Service Days shall be per the City's residential routing schedule.
4. Solid Waste charges shall be included in the City's monthly utility bill – each living unit with a water meter will pay city Sanitation.
5. Containers shall be screened from public view by shrubbery, foliage, a fence, or wall.
6. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
7. 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.
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 dwilson@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



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CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
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. Pursuant to Section 47-20.11, aisle widths for 90-degree parking must be 24'. Please note 18' access drives for two-way travel are only acceptable when they do not directly abut parking spaces.
4. Illustrate clear sight triangle for the intersections and driveways. Sight triangles need to be in compliance with requirements per ULDR Sections 47-2.2.Q & 47-35.
5. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
6. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable 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.
7. Ensure sidewalk along SW 21st Street connects with the existing sidewalk adjacent to this property.
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.

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.

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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 neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated as Medium Residential on the City's Future Land Use Map. The proposed use may be permitted through the allocation of Downtown RAC units or residential flex units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) 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.
- 4) 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.
- 5) 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 pursuant to 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.



- 6) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days for applications subject to a quasi-judicial hearing or a public hearing, 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 will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed. It is recommended that the notice to waive the 180-day timeframe be provided as soon as possible. The 180-day period will end December 26, 2022.
- 7) Provide a construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.
- 8) 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 and can be found here: [Administrative Review Application](#).
- 9) 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. Section 47-18.9, Cluster
 - b. Section 47-25.2, Adequacy Requirements
 - c. Section 47-25.3, Neighborhood Compatibility Review
- 10) Pursuant to ULDR Section 47-18.9. - Single family dwelling, attached, Cluster; each dwelling unit within a cluster building shall have access from a shared driveway or from individual driveways fronting an alley and a five (5) foot pedestrian access easement along the front, side, and rear property lines of the cluster building is required when the cluster development does not directly front a public right-of-way. The access easement and pedestrian easements must be depicted on the site plan and on a separate plan sheet with the easements depicted and shaded in color along with any improvements including landscaping, accessory structures, and equipment (including FPL), identified on the plan. There can be no impediments located within the five (5) foot pedestrian easements.
- 11) A cluster development shall also have a recorded maintenance agreement for all common areas and any required guest parking spaces. Applicant shall coordinate with the City Attorney's Office to ensure the proposed easements are adequate prior to recordation, which may include specific language in the HOA documents or declaration agreement. City Attorney approval and recordation must be completed prior to any request for a Partial Certificate of Occupancy (PCO), Temporary Certificate of Occupancy (TCO), or Certificate of Occupancy (CO). Applicant is advised to start the recordation process as early as possible to avoid any unnecessary delays to the completion of the project. See comments below for any specific conflicts as initially identified by staff as part of this DRC review.
- 12) Provide the following changes on the site plan:
 - a. Access easement and 5-foot pedestrian easements.
 - b. Due to the width of the right-of-way, the proposed sidewalk may be placed in the public right-of-way.
 - c. Ensure 24 feet is provided for vehicles to backout.
 - d. Ensure 24 feet is provided for stacking of vehicles at the entrance gate.



- e. Reduce proposed curb cut at driveway opening and provide dimension.
 - f. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered;
 - g. Show all ground level mechanical equipment including pool equipment.
- 13) Provide the following changes on building elevations:
- a. Provide additional articulation along the front facades.
 - b. Variation in materials
 - c. Consider adding balconies or additional eyebrow on front facades.
- 14) Provide detail of proposed fence and retractable gate.
- 15) Consider providing additional guest parking on-site due to the number of bedrooms being proposed.
- 16) Consider consolidating the individual trash cans into one or two dumpsters.
- 17) 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:
- a) Provide screening product material including images or pictures of actual application of such.
 - b) Show height of rooftop screening.
- 18) 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: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 19) 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.


GENERAL COMMENTS

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

- 20) 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.
- 21) 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-Planning and Zoning Board sign-off, please schedule an appointment with the project planner (Yvonne Redding 954-828-6495) to review project revisions and/or to obtain a signature routing stamp.
- 22) Additional comments may be forthcoming at the DRC meeting.
- 23) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.



LEGEND

 Subject Site

UDP-S22024 - Cluster at 2009 SW 18th Avenue

