

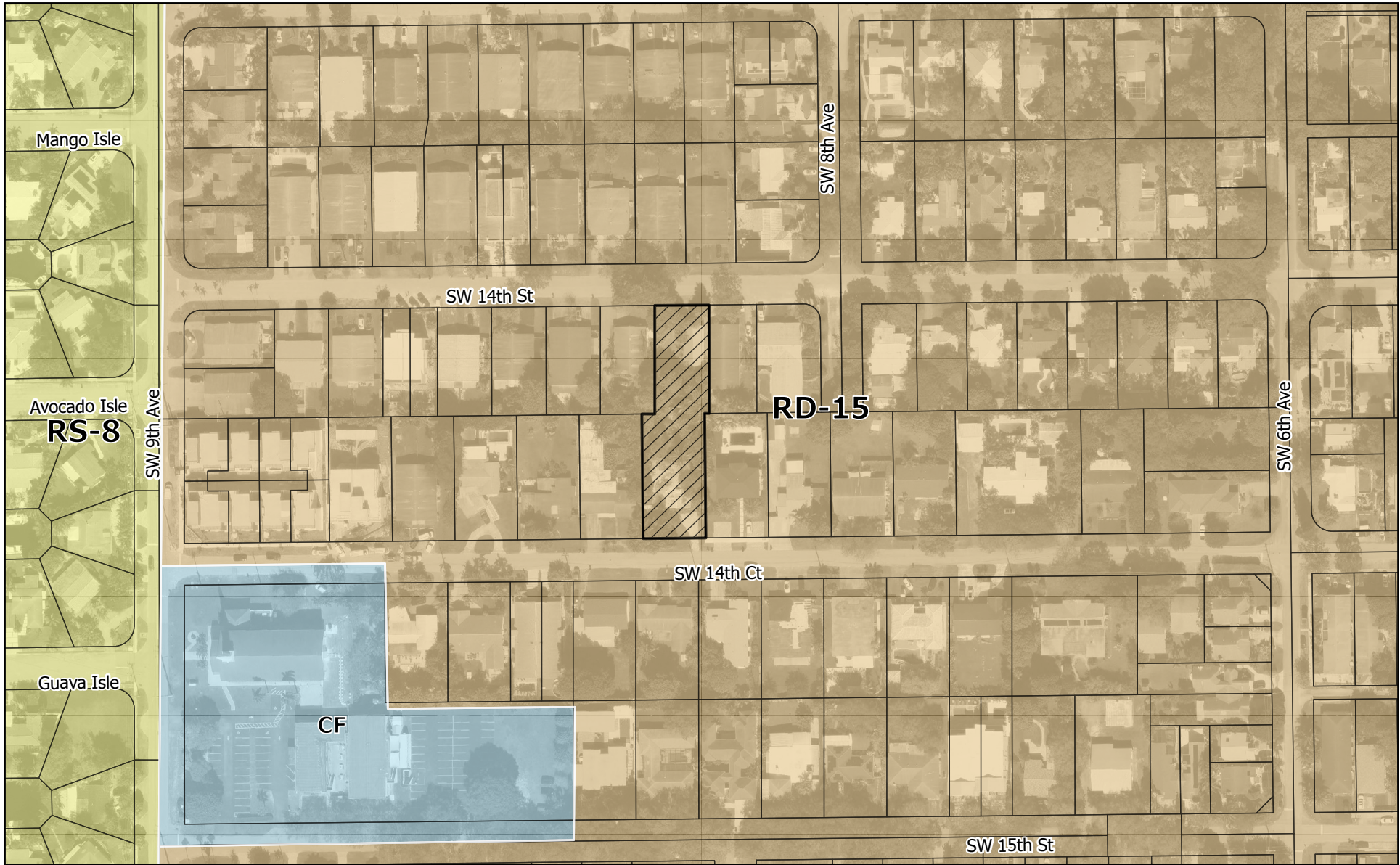
CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE





**CASE COMMENT  
REPORT**

**CASE NO. UDP-S26013**




UDP-S26013

**Legend**

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

300 Feet

GRAPHIC SCALE



Date Exported: 5/28/2026

## CASE INFORMATION

<b>CASE</b>	UDP-S26013
<b>PROJECT NAME</b>	14th Court Cluster Development
<b>APPLICATION TYPE</b>	Site Plan Level III Review
<b>APPROVAL LEVEL</b>	Planning and Zoning Board Approval, Subject to City Commission Request to Review
<b>REQUEST</b>	Six Unit Cluster Development
<b>APPLICANT</b>	Burgess DeLebe 4 Trust
<b>AGENT</b>	Ryan Abrams, Esq., Abrams Law Firm
<b>PROPERTY ADDRESS</b>	815 SW 14 Court
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Island View 33-2 B, Lot 3 Blk 3 and Esmonda Gardens 22-20 B, Lot 10, Block 1
<b>ZONING DISTRICT</b>	Residential Single Family and Duplex/Medium Density (RD-15) District
<b>EXISTING LAND USE</b>	Medium Residential
<b>COMMISSION DISTRICT</b>	4 – Ben Sorensen
<b>NEIGHBORHOOD ASSOCIATION</b>	Croissant Park Civic Association
<b>SUBMITTED</b>	May 8, 2026
<b>COMPLETENESS ISSUED</b>	May 15, 2026
<b>STATE STATUTE 166.033 EXPIRATION</b>	November 11, 2026 (180 Days)
<b>CASE PLANNER</b>	Yvonne Redding, Urban Planner

## REVIEWER CONTACT INFORMATION

<b>BUILDING</b>	Noel Zamora	<a href="mailto:nzamora@fortlauderdale.gov">nzamora@fortlauderdale.gov</a>	954-828-5536
<b>ENGINEERING</b>	Karina Lairet	<a href="mailto:klairt@fortlauderdale.gov">klairt@fortlauderdale.gov</a>	954-828-4788
<b>LANDSCAPING</b>	Mark Koenig	<a href="mailto:mkoenig@fortlauderdale.gov">mkoenig@fortlauderdale.gov</a>	954-828-7106
<b>POLICE</b>	Nicholas Herring	<a href="mailto:nherring@flpd.gov">nherring@flpd.gov</a>	954-828-4239
<b>SOLID WASTER &amp; RECYCLING</b>	George Woolweaver	<a href="mailto:gwoolweaver@fortlauderdale.gov">gwoolweaver@fortlauderdale.gov</a>	954-828-5371
<b>TELECOMMUNICATIONS</b>	Dumy Moncion	<a href="mailto:dmoncion@fortlauderdale.gov">dmoncion@fortlauderdale.gov</a>	954-828-6368
<b>TRANSPORTATION &amp; MOBILITY</b>	Benjamin Restrepo	<a href="mailto:brestrapo@fortlauderdale.gov">brestrapo@fortlauderdale.gov</a>	954-828-4696
<b>URBAN DESIGN &amp; PLANNING</b>	Yvonne Redding	<a href="mailto:yredding@fortlauderdale.gov">yredding@fortlauderdale.gov</a>	954-828-6495

## RESUBMITTAL STEPS AND INSTRUCTIONS

<b>RESUBMITTAL</b>	All resubmittals must be conducted through LauderBuild Plans must be flattened and reduced in file size Sheet numbers must be consistent for each version Only upload sheets containing changes
<b>RESPONSES</b>	Applicants must provide a written response to each issue Responses must specify revisions and sheet
<b>ADDITIONAL DOCUMENTS</b>	Must be provided at time of resubmittal
<b>QUESTIONS</b>	Please contact the case planner



## DRC COMMENT REPORT

Case Number: UDP-S26013

Project Name: Six Unit Cluster Development

Property Address: 815 SW 14 Court

### BUILDING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.		Noel Zamora	Yes
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.		Noel Zamora	Yes
3. Provide building construction type designation per Chapter 6 of the 2023 FBC.		Noel Zamora	Yes
4. Specify fire-resistance rating requirements based on building separation and construction type per Tables 601 and 705.5 of the 2023 FBC.		Noel Zamora	Yes
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.		Noel Zamora	Yes



## DRC COMMENT REPORT

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6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.	Noel Zamora	Yes
7. Designate Fair Housing Provisions per FBC Accessibility volume.	Noel Zamora	Yes
8. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume.	Noel Zamora	Yes
9. Show that the openings in the exterior walls adjacent to the property lines and between buildings meet the requirements of Table 705.8 of the 2023 FBC.	Noel Zamora	Yes
<b><u>GENERAL COMMENTS:</u></b> 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.	Noel Zamora	Yes



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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

4. Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at:  
[https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

5. Please consider the following prior to submittal for Building Permit:

On December 31st, 2023 the 8th 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. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/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>
-



## DRC COMMENT REPORT

Case Number: UDP-S26013

Project Name: Six Unit Cluster Development

Property Address: 815 SW 14 Court

### ENGINEERING REVIEW

Comments

Comment  
Attached  
to Sheet #

Reviewer  
Name

Comment  
Reply  
Required

#### Horizontal Clearance to Pavement

Proposed trees shall be installed a min. 6 feet away from adjacent travel lanes when no curb is present. Label the horizontal clearance from the edge of pavement to the centerline of the trees on the plans and ensure compliance with this requirement.

L-02

Karina Lairet

Yes

#### Reroute Stormwater Onsite

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. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. The current design proposes low points at the property line which conveys on-site stormwater onto the Public Right-of-Way. Revise grading so that stormwater on-site is not conveyed onto the Public Right-of-Way.

C-04.PDF

Karina Lairet

Yes

#### Stormwater Facilities

Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.

Karina Lairet

Yes



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### Service Demand calculations for Water & Wastewater Services

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>.

Karina Lairet Yes

### Standard Title Commitment Boundary Survey

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 submitting 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.).

C-02.PDF Karina Lairet Yes

### Stacking Area & Gate

Per ULDR Sec. 47-20.5, a stacking area shall be designed to include a space of twelve (12) feet wide by twenty-two (22) feet long for each vehicle to be accommodated within the stacking area and so that vehicles within the stacking area do not block parking stalls, parking aisles or driveways of off-street parking facilities. Revise plan to increase the stacking area width to 12 feet. Illustrate if there is a gate proposed and ensure that gates do not conflict with the stacking area.

A100 Karina Lairet Yes



## DRC COMMENT REPORT

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**Property Address:** 815 SW 14 Court

### Property & ROW

Revise plans to clearly show and label all property and ROW boundary lines. Include a complete plan legend identifying all symbols, line types, and abbreviations shown on plans. (TYP.)

C-06.PDF

John  
Fernandez

Yes

### Profiles

Please Note: Profile views for all proposed water and sewer utilities within public ROW shall be required at the ROW engineering permit stage. While not required for DRC approval, these profiles must be included in the ROW permit plan set and shall show utility crossings and minimum separations in accordance with F.A.C. Rule 62-555.314. (TYP.)

C-06.PDF

John  
Fernandez

No

### Site Topography

Provide additional proposed spot elevations within the property and along immediately adjacent areas to demonstrate positive drainage. Include all existing elevations (greyed out) for reference. For perimeter grades that match existing conditions, clearly denote them as such (e.g., MEG #.#). (TYP.)

C-04.PDF

John  
Fernandez

Yes

### Proposed Dry Detention

Please confirm whether the proposed dry detention pond can fully drain via infiltration alone, since no control structure or connection to the onsite drainage system is proposed.

C-04.PDF

John  
Fernandez

No

### Unknown Line 2

Please clarify the unidentified line shown crossing the site ingress along SW 14th ST. Provide identification, ownership, and function, or remove if not applicable.

C-07.PDF

John  
Fernandez

Yes



## DRC COMMENT REPORT

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### Unknown Line 1

Please clarify the unidentified line shown crossing the site ingress along SW 14th Court. Provide identification, ownership, and function, or remove if not applicable.

C-06.PDF

John  
Fernandez

Yes

### Existing Lateral

City records indicate that the existing sanitary service is fitted with a double wye and services the adjoining property, 819 SW 14 CT. Please verify and revise plans as required to clearly show the removal or capping of the branch serving the 815 SW 14 CT property only, with all modifications occurring at the wye serving this lot. The adjacent property's sanitary service shall remain fully operational and shall not be disturbed or impacted by the proposed construction activities.

C-06.PDF

John  
Fernandez

Yes

### Minimum Separation

Add dimension showing horizontal separation between proposed sanitary lateral and proposed tree within ROW.

L-02

John  
Fernandez

Yes



# DRC COMMENT REPORT

Case Number: UDP-S26013

Project Name: Six Unit Cluster Development

Property Address: 815 SW 14 Court

## LANDSCAPE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
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### TREE/PALM CONDITION RATINGS

Per ULDR 47-21.2.A.12., Tree and Palm condition rating is defined as: The qualitative expression of plant health, structure, and form using a scale of numbers, percentages, or both used in analyzing plant condition.

Mark Koenig

Yes

Please revise arborist report and/or tree disposition plan to provide numerical tree and palm condition ratings per City requirements, and not as written (i.e. good, fair, poor) ratings.

### ARBORIST REPORT: SPECIMEN SIZED TREES

Existing trees #8 & 41 are specimen sized trees per ULDR 47.21.2.A.76.c. (Large species: 18+” DBH; Medium: 13+” DBH; Small: 8+” DBH)

Provide ISA Certified Arborist report for specimen sized trees as per ULDR 47-21.6.A.2.i. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report shall reference the tree survey or tree disposition sheet with numbered tree, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height for trees, clear trunk height for palms, condition rating as a percentage, and a

Mark Koenig

Yes



## DRC COMMENT REPORT

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written assessment of existing tree characteristics explaining how and why the above information was reached. This report may also provide descriptive information on recommendations for prescriptive tree maintenance activities.

### SHARED TREE REMOVAL

Existing trees/palms #41 & 62 are illustrated to be potential shared trees with or fully located on the adjacent property located at 819 SW 14 Court. In addition, existing trees/palms #47 & 54 are illustrated to be potential shared trees with or fully located on the adjacent property located at 807 SW 14 Court.

Please provide one or both of the following, as applicable, for identified shared tree/palm removals:

1. Provide signed and sealed survey identifying locations of existing trees/palms within property boundaries.
2. Proposed shared tree removal and/or relocation shall require submittal of notarized approval letter(s) from adjacent property owner(s), or authorized agent(s), for Landscape review and approval.

Mark Koenig

Yes

### STREET TREE SETBACK

A minimum separation of 6 feet is required between the proposed street tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the trunk and travel lane when curb and gutter DO exist. Illustrate this clearance on Landscape plans.

Mark Koenig

Yes



# DRC COMMENT REPORT

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**Property Address:** 815 SW 14 Court

## TREE MITIGATION

Please have a certified ISA Arborist or Florida Registered Landscape Architect provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Indicate how the mitigation will be provided on Landscape plans. Verify that mitigation equivalency has been calculated correctly per the City's amended Tree Preservation Ordinance (ULDR 47-21.15.G).

Mark Koenig      Yes

## STRUCTURAL SOIL

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. Please provide as applicable, especially for any proposed Street Tree reduced-width planting areas.

Mark Koenig      Yes

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.

\*A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product



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for this and all future site developments. Provide a detail of product of use for root development under paved areas.

### VUA LANDSCAPE REQUIREMENTS

Per ULDR 47-21.13.B.2, for multifamily developments in the RD-15 Zoning district, when the parcel of land includes offstreet parking, VUA landscaping shall be required in accordance with this section.

In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas and illustrate such requirements on plans. Please include calculations in table on Landscape Details & General Notes, sheet L-03.

Mark Koenig Yes

### LANDSCAPE-UTILITY COORDINATION

1. Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed underground utilities on the landscape plan, as per proposed civil engineering and site plans. 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.

Mark Koenig Yes

2. Underground utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback



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and wrap requirement if applicable. Provide root barrier fabric wrap detail.

3. 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.

4. Illustrate the location of overhead utilities and follow FPL "Right Tree, Right Place" guidelines for tree selection and placement adjacent to overhead utilities. Label the horizontal clearance from tree trunk to edge of existing overhead utilities proposed to remain on the landscape plan.

### LANDSCAPE-LIGHTING COORDINATION

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 illustrate setback requirement on Landscape plans.

Mark Koenig

Yes

### LANDSCAPE GENERAL COMMENTS

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. The amended ordinance may be found within the City's ULDR published online by MuniCode:  
[https://library.municode.com/fl/fort\\_lauderdale/codes/unified\\_land\\_development\\_c](https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_c)

Mark Koenig

Yes



## DRC COMMENT REPORT

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2. 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 do not apply for these at time of DRC submittal.

3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

4. 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.

5. 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.

6. Additional comments may be forthcoming after next review of new plans and written comment responses.



## DRC COMMENT REPORT

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Project Name: Six Unit Cluster Development

Property Address: 815 SW 14 Court

### POLICE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
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Please provide a response to the following:

1. Residential Entry doors should be solid, impact resistant or metal and should be equipped with 180-degree view peephole if it is a solid door or does not have a sidelight panel area.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system and Video Surveillance System.
6. All Lighting should conform to IES and CPTED standards and illumination requirements.
7. Common areas, walkways, driveways, etc. should be lit uniformly utilizing full-cutoff LED fixtures from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn.

Nicholas  
Herring

No



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8. All landscaping on the property should conform to CPTED guidelines and be placed in a manner so as not to obstruct and render useless any lighting and/or cameras on the property.

9. Ground shrubbery should not exceed 2-3ft in height and larger shrubs and trees should have a canopy no lower than 6ft to provide clear sight lines throughout the property's common areas.

10. Any fencing should follow CPTED guidelines and is preferable when compared to solid walls which limit visibility and natural surveillance. For fencing, vertical slats are preferred over horizontal slats which create a ladder effect that can be easily scaled over.

11. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.

### 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.

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## DRC COMMENT REPORT

Case Number: UDP-S26013

Project Name: Six Unit Cluster Development

Property Address: 815 SW 14 Court

### SOLID WASTE & RECYCLING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
1. Garbage, Recycling and Bulk Trash shall be provided.		George Woolweaver	Yes
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.		George Woolweaver	Yes
3. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).		George Woolweaver	Yes
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.		George Woolweaver	Yes
5. Service Days shall be per the City's residential routing schedule.		George Woolweaver	Yes



## DRC COMMENT REPORT

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6. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.

George Woolweaver Yes

7. Containers: must comply with 47-19.4

George Woolweaver Yes

8. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.

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 [Gwoolweaver@fortlauderdale.gov](mailto:Gwoolweaver@fortlauderdale.gov). The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.

Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

George Woolweaver Yes

### **GENERAL COMMENTS:**

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

Please provide specific details of solid waste and recycling collection per building.



## DRC COMMENT REPORT

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### TRANSPORATION & MOBILITY REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<p><b>Stacking Requirement</b> 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 each proposed driveway. The minimum inbound stacking requirement is one stacking space; the minimum outbound stacking requirement is one stacking space. Any proposed gates, guest parking or garage parking cannot be within the stacking area.</p>		Benjamin Restrepo	Yes



# DRC COMMENT REPORT

Case Number: UDP-S26013

Project Name: Six Unit Cluster Development

Property Address: 815 SW 14 Court

## URBAN DESIGN & PLANNING REVIEW

Comments

Comment Attached to Sheet #

Reviewer Name

Comment Reply Required

### 1: GENERAL DRC COMMENTS

State Statute on Development Permit Timing (Quasi-judicial / Public hearing):

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 November 11, 2026, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. 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.

Yvonne Redding

No

### 1: GENERAL DRC COMMENTS

Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:

- a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
  - i. 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:

Yvonne Redding

Yes



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<https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,

ii. 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 meeting. 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 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 the 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 case file. 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.

### 1: GENERAL DRC COMMENTS

Please provide total park impact fee amount due. Park impact fees are assessed and collected be found at: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>

Yvonne Redding

Yes

### 1: GENERAL DRC COMMENTS

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

Yvonne Redding

No



## DRC COMMENT REPORT

**Case Number:** UDP-S26013

**Project Name:** Six Unit Cluster Development

**Property Address:** 815 SW 14 Court

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.

### 3: EASEMENT PLAN

Provide a plan sheet showing the required five (5) foot unobstructed easement which shall be granted along the property line of the cluster development and between the two structures. 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. 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). Applicants are advised to start the recordation process as early as possible to avoid any unnecessary delays to

Yvonne Redding

Yes



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the completion of the project. See comments below for any specific conflicts as initially identified by staff as part of this DRC review.

### 5: ROOF ACCESSIBILITY & HABITABLE SPACE CONSIDERATIONS:

The revised plans show oversized stairwell and elevator tower which visually presents itself as a fourth floor and is considered habitable space. This design exceeds what is permissible under current code requirements, which limits habitable space to 35 feet in height.

a. To ensure compliance, stairwell and elevator towers must be minimized to the smallest footprint and volume necessary for mechanical and egress functionality. Any excess height must be removed.

b. Retain a simplified rectangular tower that contains only the essential egress core, without added volume or architectural features suggesting habitable space.

c. All windows and skylights on the 4th floor (roof) - except those strictly required for the stairs - must be eliminated to prevent the roof area from being classified as an additional story.

d. Use exterior materials and screening that match the principal structure, helping the towers blend seamlessly into the building form.

Yvonne  
Redding

Yes

### 6: CONSTRUCTION STAGING CONSIDERATIONS:

Provide a preliminary 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.

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Yes



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a. Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.

b. Pursuant to UDLR Section 47-19.2.GG, if a temporary construction staging/sales area is needed for this project which cannot be accommodated on the development site, this approval requires a Site Plan Level I permit, then forwarded to the Property and Right-of-Way committee for review and subject to a 30-day City Commission call-up period. (For more significant projects, RAC, etc.)

<b>2: SITE PLAN</b>			
Remove any obstruction within the easement area, this includes pavers.		Yvonne Redding	Yes
<b>2: SITE PLAN</b>			
Clarify the area and line weights between the two structures.		Yvonne Redding	Yes
<b>2: SITE PLAN</b>			
Show setback measurements from property line to closest building face.		Yvonne Redding	Yes
<b>2: SITE PLAN</b>			
Show location of trash bins for collection.		Yvonne Redding	Yes



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### 2: SITE PLAN

Consider alternating drive aisle pattern, in order to meet the stacking requirement for the gate feature.

Yvonne Redding

Yes

### 4: PLANS AND ELEVATIONS

Consider adding score lines, awnings, additional material bandings or awnings on the facades facing the right-of-way to break up the blank walls.

Yvonne Redding

Yes

### 4: PLANS AND ELEVATIONS

Remove reference to "bar/lounge" on sheet A400 and A401.

Yvonne Redding

Yes

### 4: PLANS AND ELEVATIONS

Consider adding additional details at the ground level to provide pedestrian level interest along the street frontage.

Yvonne Redding

Yes