**REQUEST:** Site Plan Level III Review: Three Unit Cluster Development

<table>
<thead>
<tr>
<th>Case Number</th>
<th>R18010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Urban Development Partners, LLC</td>
</tr>
<tr>
<td>General Location</td>
<td>120-124 NE 12th Street and 1145 NE 2nd Avenue</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Progresso 2-18 D Lots 1-3 Blk 141</td>
</tr>
<tr>
<td>Property Size</td>
<td>10,125 square feet / 0.232 acres</td>
</tr>
<tr>
<td>Current Zoning</td>
<td>Residential Single Family/Duplex/Low Medium Density (RD-15)</td>
</tr>
<tr>
<td>Existing Use</td>
<td>Vacant Lot</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Three (3) two-story Cluster Development</td>
</tr>
<tr>
<td>Future Land Use Designation</td>
<td>Medium Residential</td>
</tr>
<tr>
<td>Applicable ULDRC Sections</td>
<td>47-25.2, Adequacy Requirements 47-25.3, Neighborhood Compatibility Requirements 47-18.9, Cluster Development Requirements</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Required (RD-15)</th>
<th>Proposed (RD-15)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Density</td>
<td>15 units per acre</td>
</tr>
<tr>
<td>Lot Size</td>
<td>3,000 square feet per unit</td>
</tr>
<tr>
<td>Lot Width</td>
<td>None</td>
</tr>
<tr>
<td>Building Height</td>
<td>35 feet</td>
</tr>
<tr>
<td>Structure Length</td>
<td>None</td>
</tr>
<tr>
<td>Floor Area</td>
<td>750 square feet per unit</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>N/A (refer to Cluster Development Section)</td>
</tr>
<tr>
<td>Parking</td>
<td>6 spaces</td>
</tr>
<tr>
<td>Setbacks/Yards Required (B-3)</td>
<td>Proposed (B-3)</td>
</tr>
<tr>
<td>Front (E)</td>
<td>15 feet</td>
</tr>
<tr>
<td>Side (N)</td>
<td>5 feet</td>
</tr>
<tr>
<td>Side (S)</td>
<td>5 feet</td>
</tr>
<tr>
<td>Rear Yard (W)</td>
<td>5 feet</td>
</tr>
<tr>
<td>Notification Requirements</td>
<td>Sec. 47-27.6 Sign Notice 15 days prior to meeting Sec. 47-27.4 Public Participation</td>
</tr>
<tr>
<td>Action Required</td>
<td>Approve, Approve with Conditions, or Deny</td>
</tr>
<tr>
<td>Project Planner</td>
<td>Tyler Lafortune, LEED Green Associate, Urban Planner</td>
</tr>
</tbody>
</table>

**PROJECT DESCRIPTION:**
The applicant, Urban Development Partners, LLC, proposes to construct a new three-unit, two-story cluster development located at 120-124 NE 12th Street and 1145 NE 2nd Avenue. The property is currently vacant. The proposed site plan and application are included as Exhibit 1, and the applicant’s narratives and responses to criteria are included as Exhibit 2, respectively.

**PRIOR REVIEWS:**
The site plan was reviewed by the Development Review Committee (DRC) on February 13, 2018. All comments have been addressed and are available on file with the Department of Sustainable Development.
**REVIEW CRITERIA:**
The following Unified Land Development Regulations (ULDR) criteria apply to the proposed request:

- ULDR Section 47-25.2, Adequacy Requirements;  
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements  
- ULDR Section 47-18.9, Cluster Development Requirements

**Adequacy Requirements and Neighborhood Compatibility:**
The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed development. The City’s Public Works Department provided a water/sewer capacity letter, dated August 6, 2018 and included as Exhibit 3, stating that the additional demand from the proposed land use will generate a flow less than the combined permitted treatment plant capacities.

The neighborhood compatibility criteria of ULDR Sec 47-25.3 include performance standards requiring all developments to be “compatible with, and preserve the character and integrity of adjacent neighborhoods.” The development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts).

The development is just south of NE 12th Street and west of NE 2nd Avenue. Surrounding the subject site is a mix of low density residential buildings, including single-family homes and multifamily development less than ten units. The proposed cluster building is generally compatible with the character of the area and adjacent residential buildings through its application of appropriate building design, scale and buffering solutions. The new two-story building is proposed with sufficient setbacks from the property line on all sides. The setbacks provided consist of a fifteen-feet-six-inch (15'6") front setback to the east, a fifteen-feet-two-inch (15'-2") corner setback to the north, a seven-feet-eight-inch (7'-8") rear setback to the west, and a twenty-seven-foot (27') side setback to the south. The architecture of the proposed building will complement the existing surrounding residential uses through the use of balconies, transparency, varied roof-lines and an articulated façade to reduce the impact of building mass and scale.

**Cluster Development Requirements**
The specific use requirements for Cluster Developments, as provided in ULDR Section 47-18.9, are used to evaluate the applicability of a project as a cluster development.

**Lot Requirements and Density:** The Cluster Development criteria require that the minimum lot size shall be required by the zoning district where the development is located. The proposed project and property follow the minimum requirements as indicated in the table above.

**Access and Entrance Requirements:** As required by the Cluster Development criteria, the applicant has designed the site so that all of the units have front entrances that face the right-of-way, provide access from south side of the site, and provide sidewalks connecting to all of the entrances. The development has been designed with garage entries that are internal to the site and do not face the right-of-way

**Yard Requirements and Setbacks:** The Cluster Development criteria require the development to meet the same yard requirements as the district where the cluster building is located. As provided in the table above, the development project meets or exceeds all of the required setback requirements for Cluster Developments.
Building Façade Articulation: The Cluster Development criteria require a minimum of twenty-five percent (25%) of the front façade to be set back a minimum of an additional five (5) feet from the rest of the front façade. The applicant has provided an additional five-foot deep by 9.5-foot-wide modulation of the front façade from the setback line as part of the front entranceway, totaling an additional front setback of 25.7% of the front façade. The Cluster Development criteria also require a minimum of twenty-five percent (25%) of the rear façade to be set back a minimum of an additional five (5) feet from the rest of the rear façade. The applicant has provided a five (5) foot overhang along the entire south portion of the building, which exceeds the twenty-five percent (25%) criteria.

Architectural Elements: As required by the Cluster Development criteria, the front facades of the proposed development have been designed with more than 25% transparency, which helps to create a more inviting and pedestrian friendly environment from the street.

Maintenance Agreement: As required by the Cluster Development criteria, a cluster development shall have a recorded maintenance agreement for the common areas. The applicant has acknowledged that a maintenance agreement will be executed as part of the development process.

Sidewalk and Landscaping Requirements: The applicant has provided a three foot (3') sidewalk connection to the five foot (5') sidewalk along the street from the proposed development on both of the rights-of-way. Landscaping is required by the zoning district, pursuant to ULDR Section 47-21.10., Landscaping and Tree Preservations Requirements. The landscape provided on the site plan has been reviewed by the City’s Landscape Representative for consistency with the requirements of the ULDR.

Parking and Transportation:
The vehicular ingress and egress to the site is located from NE 2nd Avenue on the east property line of the project site. The project is providing a total of 6 parking spaces and 2 off-site, on-street parking spaces per the proposed parking requirements as follows:

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Ratio</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cluster Development</td>
<td>2 per dwelling unit/3 units</td>
<td>6</td>
</tr>
<tr>
<td>Offsite Parking</td>
<td>2 spaces</td>
<td>0</td>
</tr>
<tr>
<td>Total Required</td>
<td></td>
<td>6</td>
</tr>
<tr>
<td>Total Provided</td>
<td></td>
<td>8</td>
</tr>
</tbody>
</table>

The proposed three-unit cluster home development is expected to increase the net amount of traffic generated by the previous duplex building on the property by an insignificant amount. The new development is expected to generate 22 daily trips, 2 AM peak hour trips, and 3 PM peak hour trips.

COMPREHENSIVE PLAN CONSISTENCY:
The proposed development plan is generally consistent with the City’s Comprehensive Plan Goals, Objectives and Policies and proposed Residential Low-Medium land use category. The site has been evaluated to ensure that the proposed development plan furthers Future Land Use Element 1.37.1, which states that the City shall utilize standards addressing CPTED principles, such as lighting, street design, natural surveillance, natural access control and territorial reinforcement in its development review process.

Also, the proposed development has been designed in accordance with Objective 1.1: Enhancing Neighborhood Preservation Goals. The project furthers Housing Element policy 1.1.1,
which states that this project will continue to utilize community design standards to enhance housing characteristics and neighborhood preservation, Housing Element Policy 1.1.2, the project will continue to utilize intensity and density standards as provided in the Future Land Use Element to preserve existing single-family uses in the surrounding area, and Housing Element Policy 1.1.5, which states the project will utilize the neighborhood compatibility criteria and other appropriate regulations to maintain or improve the quality of housing in established residential areas. The development proposal has been evaluated to ensure that it meets the requirements stated above.

**PUBLIC PARTICIPATION:**
This application is subject to the public participation requirements established in ULDR Section 47-27.4. According to the applicant, the required public participation meeting was held on November 28, 2018. The public participation meeting affidavit is provided as Exhibit 4.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed two signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. The affidavit and photographs of the posted signs are included as part of Exhibit 5.

**STAFF FINDINGS:**
Staff recommends the Board approve this request consistent with:

- ULDR Section 47-25.2, Adequacy Requirements; and
- ULDR Section 47-25.3, Neighborhood Compatibility Requirements
- ULDR Section 47-18.9, Cluster Development Requirements

The applicant has provided narrative responses to the criteria (included as Exhibit 2) to assist the Board in determining if the proposal meets these criteria. Staff concurs with applicant’s assessment.

**Conditions of Approval:**
Should the Planning and Zoning Board approve the development, the following conditions apply:

1. Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall record a public right-of-way easement along the south side of NE 12th Street and along the west side of NE 2nd Avenue, each consisting of five (5) feet to complete the minimum fifty (50) foot right-of-way section as approved by the City Engineer.
2. Prior to issuance of Final C.O., applicant shall record a public right-of-way easement on southwest corner of NE 12th Street & NE 2nd Avenue intersection, consisting of twenty (20) foot corner chord as approved by the City Engineer.
3. Prior to issuance of Final C.O., applicant shall coordinate Maintenance Agreement with the City for property frontage along NE 12th Street and NE 2nd Avenue as shown on Sheet SP-3 (Maintenance Agreement Area Exhibit). Proposed improvements within adjacent City Right-of-Way include concrete driveway paving, asphalt on-street parallel parking stall paving, concrete curb & gutter, landscaping, and irrigation.
4. Prior to Final Development Review Committee (DRC) approval, applicant shall revise plans to demonstrate compliance with the Public Works' drainage/flooding/water quality criteria within the adjacent NE 12th Street right-of-way.
5. Applicant will be required to pay a Park Impact Fee for the proposed residential units prior to issuance of building permit in accordance with ULDR Sec. 47-38A, Park Impact Fees;
6. 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.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**
If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

**EXHIBITS:**
1. Site Plan and Application
2. Applicant’s Narrative Responses
3. Water/Sewer Capacity Letter
4. Public Participation Affidavit and Meeting Summary
5. Sign Postings and Affidavit
PROPOSED 3 CLUSTER HOMES
DEVELOPMENT FOR:
120 / 124 N.E. 12th STREET and 1145 N.E. 2nd AVENUE
FORT LAUDERDALE - FL 33304

GUSTAVO J. CARBONELL, P.A.

PROPOSED SITE PLAN

G.J.C.
Aug. 2017
17-050

SITE DATA

TYP. PAVERS DETAIL
TYP. PICKET FENCE DETAIL
TYP. WOOD FENCE DETAIL

SET BACK TABLE

LEGAL DESCRIPTION

LOCATION MAP

BUILDING DATA

SET BACK TABLE:

REQUIRED
PROVIDED

BUILDING AREAS:

OCCUPANCY GROUP:

TYPE OF CONSTRUCTION:

TOTAL LIVING AREA = 6,347 S.F. (GROSS)
TOTAL BUILDING AREA = 7,985 S.F. (GROSS)

UNIT # 1 THRU 3:

(2) PARALLEL PARKING

(2) PARALLEL PARKING

(2) PARALLEL PARKING

ALL FENCE DETAILS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. A SEPARATE PERMIT IS REQUIRED FOR FENCE.
PLANNING & ZONING BOARD (PZB)

Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit:
Addendum: PZB Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-826-8531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

<table>
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<tr>
<th>Service</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Innovative Development (ID)</td>
<td>$7,580.00</td>
</tr>
<tr>
<td>Site Plan Level IV</td>
<td>$2,730.00</td>
</tr>
<tr>
<td>Site Plan Level III</td>
<td>$2,110.00</td>
</tr>
<tr>
<td>Change of Use</td>
<td>$550.00</td>
</tr>
<tr>
<td>Parking Reduction</td>
<td>$750.00</td>
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<tr>
<td>Site Plan Deferral</td>
<td>$510.00</td>
</tr>
<tr>
<td>Appeal of DRC Review</td>
<td>$950.00</td>
</tr>
</tbody>
</table>

Page 1 of 1

Approval by: Elia Parker, Urban Design & Planning Manager
Uncontrolled in hard copy unless otherwise marked
INSTRUCTIONS: The following information is requested pursuant to the City’s Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number

Date of complete submittal

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner’s Name

URBAN DEVELOPMENT PARTNERS LLC

Property Owner’s Signature

If a signed agent letter is provided, no signature is required on the application by the owner.

Address, City, State, Zip

4825 N DIXIE HWY SUITE A OAKLAND PARK FL 33334

E-mail Address

mark@genodevelops.com

Phone Number

954 886 3006

Proof of Ownership

[ ] Warranty Deed or [X] Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

Applicant/Agent’s Name

GUSTAVO J. CARBONELL ALCANTARA

Applicant/Agent’s Signature

1457 NE 14 AV FT LAUD FL 33304

Address, City, State, Zip

gcarboneill@genodevelops.com

E-mail Address

Phone Number

954 492 6565

Letter of Consent Submitted

Development/Project Name

CLUSTER HOMES DEV CO (GINCO DEVELOPERS)

Development/Project Address

LOT 2 AND 3 BLOCK 141 PROGRESSO

Legal Description

PB 2 PAGE 16 MIAMI Dade CO

Tax ID Folio Numbers

(For all periods in development)

Request/Description of Project

2 STORY CLUSTER HOMES

Applicable ULDR Sections

47-25:2 47-25:3 47-18:9

Total Estimated Cost of Project

$1,500,000 (including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee

Free Calculator: http://cis庞大的.bmp/building_services/park_impact_fee_calc.htm

Future Land Use Designation

LOW MED RESID.

Proposed Land Use Designation

BD-15

Current Zoning Designation

R-20-15

Proposed Zoning Designation

VACANT

Current Use of Property

CLUSTER HOMES

Residential SF (and Type)

1940 SF

Number of Residential Units

8

Non-Residential SF (and Type)

Total Bldg. SF (includes subterranean parking)

Site Adjacent to Waterway

[ ] Yes [X] No

Dimensional Requirements

Required

Proposed

Lot Size (SF/Acreage)

3,000 SF/0.07 AC

10,000 SF/0.20 AC

Lot Density

15/2000

10/2000

Lot Width

25 FT

3STY

Building Height (Feet / Levels)

110-120

Structure Length

90 FT

Floor Area Ratio

NA

Lot Coverage

42.84 SF

0.427

Open Space

42.84 SF

0.427

Landscaping Area

25% of Comm Area

NA: No Common Area

Parks Spaces

2/UNIT + 1/5 QUITEST + 2 OFFSITE

Setbacks/Yards

Required

Proposed

Front

15 FT

15-20

Side

15 FT

15-20

Side

15 FT

15-20

Rear

15 FT

21-10

Updated: 3/20/2015
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24” x 36”

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12” x 18”

- Narrative describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, septic system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated
- Narrative coting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of land not included in the proposed project unless specifically requested by the City.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: for Change of Use applications, this is not required.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans “A” thru “H”. Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.
  A. Site Plan
  B. Details*
  C. Floor Plans
  D. Building Elevations*
  E. Additional Renderings*
  F. Landscape Plans*
  G. Photometric Diagram*
  H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2” x 11”. All non-plan documents should be 8 1/2” x 11” and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the “Submittal Reference Book” available at Urban Design & Planning.

Applicant’s Affidavit
I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name: GUSTAVO J. CALABROWEILL

Signature: [Signature]

Date: 11-17-18

Staff Intake Review
For Urban Design & Planning staff use only:

Date

Received By

Tech. Specs

Reviewed By

Case No.
SIGN NOTICE

Applicant must POST SIGNS (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located, or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: ___________________________
HISTORIC PRESERVATION BOARD
PLANNING AND ZONING BOARD
CITY COMMISSION

CASE NO. ____________

APPLICANT: ___________________________
URBAN DEV PARTNERS, LLC

PROPERTY: ___________________________
1145 NE 2ND AVE.

PUBLIC HEARING DATE: ____________

BEFORE ME, the undersigned authority, personally appeared ___________________________, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the signs referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ___ day of ___________, 20__

(SEAL)

NOTE: If my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3(J) of the City of Fort Lauderdale UDR, I will forfeit my sign deposit. Please initial here.

Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
Sec. 47-25.2. Adequacy Requirements:

Re: A three unit Cluster Home development for Genco Development.

Original address; 1145 and 1147 NE 2nd Avenue, Ft. Lauderdale, Fl. 33304.
Folio number 494234039590

New addresses:
Unit 1 120 NE 12th Street
Unit 2 124 NE 12th Street
Unit 3 1145 NE 2nd Avenue

Sir or Madam;

As per requirements of the City of Fort Lauderdale ULDR regulations please find narrative addressing Section 47-25.2, Adequacy Requirements below.

Sec. 47-25.2. Adequacy requirements.

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

This Development will not interfere with any of the city’s communication network. The new building planned will be only 2 stories in height and less than 35 feet overall height.

C. Drainage facilities. Adequacy of storm water management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Proper drainage will provided by use of exfiltration trenches, and dry detention areas.

D. Environmentally sensitive lands.
   1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances
which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
   a. Broward County Ordinance No. 89-6.
   b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
   c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

   The site is not considered environmentally sensitive land.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

   Adequate water supply and fire hydrants exist or will be added as required.

F. Parks and open space.
   1. For all residential plats, a minimum of three (3) acres property per anticipated one thousand (1,000) residents, or cash equivalent value, or combination thereof as determined by the department shall be provided by the applicant to meet the needs for additional parks. In addition, contribution to sub regional and regional parks in accordance with the Broward County Land Development Code is required, and an applicant shall provide documentation to the department that such contribution has been satisfied.

   Not applicable. Parcel is already plated.

   2. If there is adequate acreage available to service the proposed residential development, the city shall reserve the capacity necessary to serve the development.

   Not applicable. Parcel is already plated.

   3. Open space requirements provided in the ULDR shall be in addition to and shall not replace the park and open space required by this subsection F.

   Not applicable. Parcel is already plated.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

   This development will have adequate police protection by the use of proper site lighting for the occupants, all new glazing and doors will be impact resistant, and each unit will be pre-wired for an automatic alarm system. Vehicles will be stored inside the parking garages.
H. **Potable water.**
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. **Potable water facilities.**
   a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
   b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
   c. Where the county is the projected service provider, a similar written assurance will be required.

**Adequate potable water facilities to serve development exist.**

I. **Sanitary sewer.**
1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

**Adequate sanitary sewer facilities exist.**

J. **Schools.** For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.
Parcel already platted.

K. *Solid waste.*
   1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
   2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Provisions made for space to store the sanitation and recycling carts inside the garages of each unit. Bulk trash will be handled by the city.
Carts will be brought curbside for collection on pick up days and staged at the swale along NE 2nd Avenue.

L. *Storm water.* Adequate storm water facilities and systems shall be provided so that the removal of storm water will not adversely affect adjacent streets and properties or the public storm water facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Storm water disposal to be provided to meet code with use of exfiltration trenches and dry detention areas.

M. *Transportation facilities.*
   1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

Site is not located within a Compact Deferral Area.

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
Bus routes serve development. Nearest route at Sunrise Blvd and NE 4th Avenues nearby. The existing road infrastructure is adequate.

3. **Local streets.** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city’s comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Right of way dedications will be required as ROW easements to place the sidewalks inside the property.

4. **Traffic impact studies.**
   a. When the proposed development may generate over one thousand (1,000) daily trips; or
   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
      i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
      ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
      iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
      iv. A further detailed analysis and any other information that the review committee considers relevant.
      v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Traffic study is not applicable.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Traffic ways Plan, the city’s comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Dedications of ROW will be done in the form of ROW easements and corner chord easements.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Adequate pedestrian facility will be provided for the development. Safe pedestrian circulation can be accomplished by the use of walkways on site, the walkways that will also connects to the city sidewalks. As a small development, the traffic on the driveway is very minor and slow moving. Each unit has a front entry connected to the city sidewalk.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a no access reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

N.A.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Will be provided as needed.

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree
requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Street trees will be provided and will be in compliance to the City of Ft. Lauderdale’s landscape ordinance.

N. Wastewater.
1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Waste water service to the site exists.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Not applicable. Not a convenience store.

P. Historic and archaeological resources.
1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.
Not a historic site.
Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Not applicable.

Gustavo J. Carbonell, A.I.A.

End of the narrative.
January 8, 2018

Sec. 47-25.3. Neighborhood Compatibility Requirements:

Re; A three unit Cluster Home development for Genco Development.

Original address; 1145 and 1147 NE 2nd Avenue, Ft. Lauderdale, Fl. 33304.
Folio number 494234039590

New addresses;
Unit 1 120 NE 12th Street
Unit 2 124 NE 12th Street
Unit 3 1145 NE 2nd Avenue

Sir or Madam;

As per requirements of the City of Fort Lauderdale ULDR regulations please find narrative addressing Section 47-25.3, Neighborhood Compatibility Requirements below to obtain necessary approvals for a 3 unit cluster home development.

A. The neighborhood compatibility requirements are as follows:
   1. Adequacy requirements. See Sec. 47-25.2. See attached adequacy requirements report as a separate document.
   2. Smoke, odor, emissions of particulate matter and noise.

This development consists of residential units and will not produce noise, smoke, odor or emissions. Improvements are located in an infill parcel with a use that is compatible with residential uses surrounding the site.

a. Documentation from the Broward County Department of Natural Resource Protection (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

This development will not produce noise, smoke, odor or emissions.

b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the Code of Broward County, all supporting documentation and information to obtain such permit shall be submitted to the DRC as part of a site plan review.

Proper applications will be submitted only if required.
c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

**Will comply.**

3. **Design and performance standards.**
   a. **Lighting.** No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

   The site illumination will be designed to not overspill onto adjacent properties. Parking is located inside garages. Light fixtures will be mounted above the garage doors and on the sides of the entrances. Such lights will be on the house panel so they stay on as appropriate.

   i. Glare. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.

   **Item addressed above.**

   ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

   **Item addressed above. All of the vehicular use areas are located internally within the development.**

   iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

   **This development will be in compliance with the city of Ft Lauderdale’s lighting standards.**

b. **Control of appearance.** The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

   i. **Architectural features.** The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

       a) Fenestration such as windows, doors and openings in the building wall; and
b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
1. Detail and embellishments:
   a. Balconies,
   b. Color and material banding,
   c. Decorative metal grates over windows,
   d. Uniform cornice heights,
   e. Awnings.
2. Form and mass:
   a. Building mass changes including projection and recession,
   b. Multiple types and angles of roofline, or any combination thereof.
   c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

The architecture and developments proposed will encompass necessary requirements to comply with the items listed as part of the control of appearance. The style and massing is compatible with the existing and proposed nearby structures. Balconies, large expanses of glass, undulation, color and material changes, varied roof lines, and architectural embellishments are incorporated.

ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

N.A.

iii. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

Roof mounted mechanical equipment is not proposed and instead located on the ground.

c. Setback regulations. When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:
   i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (1/2) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

This project is in compliance to the setback requirements. This project is not a commercial development.
d. **Buffer yard requirements.** When a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

**The proposed project is residential in nature.**

i. **Landscape strip requirements.** A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

**N.A. Residential development.**

ii. **Parking restrictions.** No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

**N.A. Residential development.**

iii. **Dumpster regulations.** All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures.

**Solid waste and recycling cart space is designated inside each garage. Carts will be rolled out curbside on pick up days by each owner.**

iv. **Wall requirements.** A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:

a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,

b) Shall be located within, and along the length of the property line which abuts the residential property,

c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,

d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

**N.A. Residential development.**
v. *Application to existing uses.* Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:

a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;
b) Reduction of required parking spaces;
c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;
d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;
e) Access to the land would be substantially impaired;
f) Installation of the wall as provided in subsections iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;
g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

The proposed project is new.

e. *Neighborhood compatibility and preservation.* In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such
neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

Development is a typical use similar to other redevelopment uses in the surrounding area.

ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:

Section does not apply. Development not located within the RAC listed.

Gustavo J. Carbonell, A.I.A.

End of narrative.
March 28, 2018

Sec. 47-18.9. - Single family dwelling, attached; cluster.

Re: A three unit Cluster Home development for Genco Development.
Original address; 1145 and 1147 NE 2nd Avenue, Ft. Lauderdale, Fl. 33304.
Folio number 494234039590

New addresses;
Unit 1 120 NE 12th Street
Unit 2 124 NE 12th Street
Unit 3 1145 NE 2nd Avenue

Sir or Madam;

A. For the purposes of this section, a cluster development shall include one (1) or more cluster buildings located on the same development site.

One building proposed. Three units.
B. A cluster building shall include a single residential structure containing two (2), three (3), or four (4) dwelling units.

One building proposed. Three units.
C. Site design criteria. A single family dwelling: cluster, herein referred to as cluster development, shall meet the following design criteria:
   1. Lot requirements. The minimum lot size for a cluster development shall be as required by the zoning district where it is located
      Lot requirement size met.
   2. Density. The density is determined by the regulations governing the zoning district where the cluster development is located.
      Density met of no more than 15 units per acre. Zoning is RD-15
3. **Access to cluster developments shall meet the following requirements:**

a. Dwelling units within cluster buildings shall have access from a shared driveway or from individual driveways fronting an alley.

   **All three units are accessed from the street via a shared driveway.**

b. Parking facilities and garages for cluster buildings with a facade facing a right-of-way, other than an alley, shall be provided in the side or rear of the cluster building.

   **Garages with entries not facing the ROW.**

c. Each dwelling unit shall have vehicular access to an alley, paved driveway or parking area serving the group. Private driveways shall be provided in accordance with Section 47-20.5.D. Provisions satisfactory to the city attorney shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group.

   **The HOA will address the common driveway to be designated as such.**

d. Those cluster developments located on a corner lot may have one (1) garage with an opening facing toward the right-of-way abutting each corner side yard. The garage facing the right-of-way shall be subject to the following requirements: **The garages do not face the ROW.**

   i. The garage shall be limited to a width equivalent to a maximum of fifty (50) percent of the width of the dwelling unit. The width shall be measured as the linear dimension of the garage that is visible from the street, such as the garage door; and,

   ii. The garage shall be set back an additional two (2) feet from the principal facade of the building or eighteen (18) feet from the property line, whichever is greater.

4. **Yard requirements.** Yard requirements shall be measured from the property lines of the development site, as established in Section 47-2.2, unless otherwise noted.

a. **Front yard.** The front yard of a cluster building abutting a public right-of-way shall be a minimum of fifteen (15) feet. A five-foot easement along the front property line of the cluster building is required when a fee simple lot within the cluster development does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the front property line of the cluster building for use by the owners of the units. **Setback met. 15 feet, and a 5 foot private access and utility easement provided.**

b. **Corner yards.** A cluster building abutting two (2) or more public rights-of-way shall provide a minimum corner yard of fifteen (15) feet. A five (5) foot easement shall be required along the corner property line of the cluster development when a fee simple lot within the cluster development does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the corner property line of the cluster building for use by the owners of the units.

   **Setback met. 15 feet, and a 5 foot private access and utility easement provided.**

c. **Side yards.** The minimum side yard shall be the same as required by the zoning district where the cluster building is located. A five (5) foot easement shall be granted along the side property line of the cluster development.

   **Setback met. 7.5 feet, and a 5 foot private access and utility easement provided.**

d. **Rear yard.** The minimum rear yard shall be as required by the zoning district where the cluster building is located. A five (5) foot easement is required to be granted along the rear property line of the
cluster development. Provisions satisfactory to the city attorney shall be made for a five (5) foot recordable easement along the rear property line of the cluster building for use by the owners of the dwelling units in that building.

**Setback met. 15 feet minimum, and a 5 foot private access and utility easement provided.**

e. **Interior separations.** Buildings within the development shall be separated by a minimum of ten (10) feet from each other.

**N.A. One building.**

f. **Additional setbacks.**

i. A minimum of twenty-five (25) percent of the front facade shall be set back a minimum of an additional five (5) feet from the rest of the front facade.

**Additional setback met. North and East side.**

ii. A minimum of twenty-five (25) percent of the rear facade shall be set back a minimum of an additional five (5) feet from the rest of the rear facade.

**Additional setback met. South side.**

iii. A minimum of twenty-five (25) percent of any portion of the facade area abutting a waterway shall be set back a minimum of an additional five (5) feet from the rest of the facade facing the waterway.

**N.A.**

iv. A minimum of twenty-five (25) percent of an interior facade must be recessed at least two (2) feet.

**Additional setback met. West side.**

v. When any portion of a cluster building abutting the side yard for the development site exceeds twenty-two (22) feet in height, that portion of the structure shall be set back an additional one (1) foot for each foot of height above twenty-two (22) feet.

**Additional setback met.**

5. **Architectural elements.**

a. A cluster building shall be designed to provide a minimum of twenty-five (25) percent of the area of the front facade in the form of transparent glass. **Additional glass areas met. North and East sides.**

b. When abutting a waterway, the facade of the cluster building facing the waterway shall provide additional architectural elements such as, but not limited to, unenclosed balconies, variation of rooflines between each unit.

**N.A.**

6. **Entrance requirements.** Each dwelling unit facing a public right-of-way, other than an alley, must have its own principal entrance visible from and facing the right-of-way and shall include the following:

a. A roofed concrete landing and;

b. An architectural design and material similar to and integral with the principal structure and;

c. A minimum of four (4) linear feet shall be provided between principal entrances and;

d. The roofed landing may encroach into the front yard an additional three (3) feet and;
e. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance will be required. 

All entrances meet the criteria.

7. Minimum floor area. Each individual dwelling unit shall have a minimum floor area of seven hundred fifty (750) square feet.

Floor area exceeds 750 S.F.

8. Height. The maximum height shall not exceed thirty-five (35) feet. See Section 47-2, Measurements.

Height less than 35 feet.

9. Fence and wall requirements.

a. Seventy-five (75) percent of all fences or walls within the front yard setback must be of non-opaque materials such as, but not limited to, vertical bars or picket fence.

Fences proposed are picket type and more than 75% translucent.

b. A wall or fence shall be installed between the development site and any neighboring residential property abutting the development site subject to the requirements of Section 47-19.5 unless this requirement is waived by approval of the planning and zoning board as part of the site plan review process.

A solid fence is proposed on all abutting sides.

10. Maintenance agreement. A cluster development shall have a recorded maintenance agreement for all common areas and any required guest parking spaces.

Noted. Will provide.

11. 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.

Provided along both ROW’s.

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.

Provided from each unit’s front door to the city sidewalk.

12. Street tree requirements. Street trees shall be planted and maintained along the public right-of-way abutting the property to provide a canopy effect. The type of street trees may include shade, flowering and palm trees and shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on building and site design, separation distance, utility infrastructure and the proposed plan’s compatibility to surrounding properties. Street trees provided where allowed.

13. Landscape requirements. As required by the zoning district where located, pursuant to Section 47-21-13, Landscape requirements for all zoned districts.

Noted.
14. *Solid waste, yard waste, and recycling requirements.* Each cluster unit shall have incorporated into the design a designated area to locate containers that meet the requirements of Chapter 24 of the city’s Code of Ordinances. The size of the containers and alternatives to these requirements may be permitted subject to approval of the public works department, sanitation division.

*Solid waste and recycling cart spaces designated in each garage and regulated by the HOA. met.*

END

(Ord. No. C-97-19, § 1(47-18.8), 6-18-97; Ord. No. C-17-02, § 1, 3-7-17; Ord. No. C-17-47, § 21, 1-3-18)
August 6, 2018

Robert C. Smith, P.E.
John B. Smith Engineers, Inc.
250 SW 6th Place
Pompano Beach, Florida 33060

Subject: WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER
Genco-Cluster, DRC#R18010
1145 NE 2nd Avenue, Fort Lauderdale, Florida 33315

Dear Mr. Smith,

According to the site plan submitted, the project consists of constructing three townhomes. The site plan shows the project to City of Fort Lauderdale (City) water and sewer utilities along NE 2nd Avenue. According to the calculations submitted, the project will increase water and sewer demand by 0.001 million gallons per day (MGD). The Department of Sustainable Development (DSD) will review and approve such flow calculations. Furthermore, if DSD staff issues comments on the proposed flow calculations after the issuance of this capacity availability letter, the consultant shall request a revised letter with the correct approved flow calculation.

The determination of capacity availability is based upon tools and data analysis as of the date of this letter. Availability of capacities, as calculated in the attached analysis, is not guaranteed and no existing system capacity shall be considered “committed” for this project until a permit has been issued and all fees have been paid. The City reserves the right to re-evaluate the availability of capacities at the time of permit application. If sufficient capacities are not available, the City may deny the permit application or ask the Owner/Developer to submit an alternate design prior to approval. Information contained in this letter will expire one year from the date issued.

Should you have any questions or require any additional information, please contact me at (954) 828-5850.

Sincerely,

Daniel Fisher, P.E.
Project Manager II

Enclosures: Capacity Analysis Determination
cc: Nancy Gassman, Ph.D., Interim Deputy Public Works Director
    Talal Abi-Karam, P.E., Assistant Public Works Director
    Dennis Girigsen, P.E., City Engineer
    File: Water and Sewer Capacity Letters
Genco-Cluster, DRC#R18010
1145 NE 2nd Avenue, Fort Lauderdale, Florida 33315

PROJECT AND DESCRIPTION
Construction of three townhomes.

DESCRIPTION OF EXISTING UTILITIES
Water: The site is currently served by a 6-inch on 2nd Avenue which connects to a 20-inch water main along NE 12th Street. See Figure 1.

Wastewater: The site is currently served by a 10-inch gravity sewer main which conveys flow downstream to a 15-inch sewer and to pumping station A-28, see Figure 2.

Pumping Station: The site is served by Pumping Station A-28 (PS A-28) located near the intersection of NE 12th Street and NW 1st Avenue.

SUMMARY OF ANALYSIS AND REQUIRED ACTION
Existing water and sewer infrastructure have sufficient capacity to serve the project with no improvements required.
Figure 1 – City Water Atlas
Figure 2 – City Sewer Atlas
WATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant’s site plan and building use information the estimated potable water demand is 900 per day (GPD), which equates to 0.001 million gallons per day (MGD). Water use demands are calculated based on the City’s “Guidelines for the Calculations of Sanitary Sewer Connection Fees”.

Evaluation of impact on existing distribution pipe (flow & capacity): According to the site plan the applicant is proposing to utilize the 6-inch water main on NE 2nd Avenue. The InfoWater hydraulic model was analyzed to determine the impact of this project on the existing 6-inch water. The existing water main has capacity to serve the project.

Evaluation of impact of Permitted Water Plant Capacity: The Fiveash and the Peele Dixie Water Treatment Plants are designed to treat 70 MGD and 12 MGD of raw water respectively (82 MGD total). The total permitted Biscayne aquifer water withdrawals for these plants is limited to 52.55 MGD per the South Florida Water Management District (SFWMD) permit number 06-00123-W.

The current production at the two plants is 39.56 MGD. The previously committed demand from the development projects in the permitting or the construction stage is 3.137 MGD. Combining these figures with the demand from the proposed project of 0.001 MGD, the required production would be 42.70 MGD. This is less than the allowable withdrawal limit of 52.55 MGD. Therefore, the water plants have sufficient capacity to serve this project.

Recommended Water Infrastructure Improvements: No improvements required.
WASTEWATER CAPACITY ANALYSIS

Requested Demand: Based on the applicant’s site plan and building use information the estimated additional potable water demand is 900 gallons per day (GPD), which equates to 0.001 MGD (although wastewater is usually 80% of the potable water, a higher, conservative figure has been used for calculations). Sewer use demands are calculated based on the City’s “Guidelines for the Calculations of Sanitary Sewer Connection Fees”.

Evaluation of impact on existing collection pipe (gravity system capacity): The existing site and adjacent buildings are served by 10-inch gravity sewer mains.

Manual of Practice (MOP) 60, published by American Society of Civil Engineers (ASCE) for the gravity sewer design and used by the City staff, recommends that pipe diameters 15-inch or less be designed to flow half full during peak flows. Based on the tools and information available to the City staff, it has been calculated that the 10-inch diameter pipe will flow 2% full, which less than ASCE is recommended 50%. The City has used a peak hourly flow factor of 3.0, which is higher than 2.2 as noted in the Reiss Report. Therefore the pipe is adequate to serve the project.

Evaluation of impact on pumping station: PS A-28 has a capacity of 1,100 gallons per minute (GPM) and as of has a Nominal Average Pumping Operating Time (NAPOT) of approximately 7.8 hours per day. Based on projected sewage flows the pumping run times would increase approximately 1 minutes per day for a total of 7.8 hours, which is less than Miami-Dade County’s recommended daily average (NAPOT) of 10 hours per day. This run time is also less than Broward County’s “Guidelines for Determining Ability to Provide Potable Water and Wastewater Service”, recommended NAPOT of 8 hours per day. Therefore the pumping station has sufficient capacity to serve the project.

Evaluation of impact of Permitted Wastewater Plant Capacity: The City of Fort Lauderdale owns and operates the George T. Lohmeyer Regional Wastewater Treatment Plant (GTL), which provides wastewater treatment for the City of Fort Lauderdale. The Broward County’s Environmental Protection and Growth Management Department’s (EPGMD) Environmental Licensing & Building Permitting Division’s licensed capacity for GTL is 48 MGD-AADF (Million Gallons per Day – Annual Average Daily Flow). The current annual average daily flow (AADF) to the plant is 40.749. Combining the committed flows for previously approved projects of 3.137 MGD, plus the 0.001 MGD net contribution from the project, provides a total projected flow of 43.89 MGD. This is less than the permitted treatment plant capacity of 48 MGD. Therefore, the treatment plant has sufficient capacity to serve this project.

Recommended Wastewater Infrastructure Improvements: No improvements required.
Addendum: PZB Public Participation Notification <<if applicable>>

Applicant must provide notification according to the procedure listed below for projects listed in Sec. 47-27.4.A.2.c.

- A minimum of 21 days prior to the Development Review Committee (DRC) meeting, a notice from the applicant via letter or e-mail shall be provided to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the DRC meeting.
- Prior to submittal of 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 the applicant's project presentation meeting to take place prior to the PZB hearing.
- The applicant shall conduct a public participation meeting(s) a minimum of 30 days prior to the PZB hearing.
- After the public participation meeting(s), 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) has taken place a minimum of 30 days prior to the PZB hearing. 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.
- The applicant shall, ten (10) days prior to DRC and again for the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

RE: PLANNING AND ZONING BOARD

CASE NO. R18010

APPLICANT: GENCO CLUSTER

PROPERTY: 1445 NE 2 AVE.

PUBLIC HEARING DATE: 1-16-2019

BEFORE ME, the undersigned authority, personally appeared ________________________, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Development Review Case.

2. The Affiant/Applicant has mailed or has caused to be mailed, via postal service or electronic mail, a letter to any official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of the Public Participation meeting.

3. That the letter referenced in Paragraph two (2) above was mailed prior to the submittal of the PZB application meeting cited above.

4. That the public participation meeting was held at least thirty (30) days prior to the date of the PZB meeting cited above.

5. Affiant has prepared a summary of the public participation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.

6. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office ten (10) days prior to the date of the Planning and Zoning Board meeting and if this Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

7. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.
Addendum: PZB Public Participation Notification <<if applicable>>

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 21 day of

DEC. 20 19

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.31 of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. (Initial here)

Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
November 30, 2017

Mr. Tyler LaForme, Planner  
City of Fort Lauderdale  
Sustainable Development Department  
700 NW 19th Avenue  
Fort Lauderdale, Fl. 33311

Re: A three-unit Cluster Home development for Genco Development.  
Original address; 1145 and 1147 NE 2nd Avenue, Ft. Lauderdale, Fl. 33304.  
Folio number 494234039590   DRC 18010

New addresses;  
Unit 1 120 NE 12th Street  
Unit 2 124 NE 12th Street  
Unit 3 1145 NE 2nd Avenue

Dear Mr. LaForme;

The proposed development was presented to the South Middle River Civic Association at their general meeting on Tuesday, November 28, 2017. Date: Tuesday November 28th.  
Place: Lauderdale Tennis Club  
Club House Ballroom, 2nd Floor  
600 NW 19th Street (Tennis Club Drive)  
Time: 6:30PM,

Besides the large membership that attended, because of their general board member election, they had also invited the district 2 City Commission candidate Steven Glassman, and Major Dean Trantalis to present their agenda.  
The project was presented, and the only questions were if a price had been set, not yet, and when construction would commence. The project was highly praised as well as the developer, Genco Developers, who for years have built many new residential units in the area.  
The project received 100% support of those in attendance. Also see below or page 2 an email sent by the president, Luis Castillo.

Sincerely,  

[Signature]

Gustavo J. Carbonell  A.I.A.
EMAIL FROM MR. LUIS CATILLO, PRESIDENT OF SMRCA

On Nov 30, 2017, at 4:10 PM, LRC GMAL <luisr.castillo@gmail.com> wrote:

First, I wanted to thank you for coming to our meeting and inform the Membership of your plans to develop the property at 2nd Ave and 12th Street NE as a residential three unit for sale. For starters, you are not required to bring this small-scale project to your attention, as well as the many duplex townhouses you have already built and sold to new residents to our Association, but you always have!

Your rendering and plans were well received and prompted comments from members that your building duplexes particularly on the 1100 block of 3rd Ave NE and elsewhere south of 13th Street has absolutely elevated the look and value of the neighborhood and has kept with the quality of low density residential we have in the area.

I can speak for the Board and the members when I say that you have been a model developer. Not only in your business practices but in community relations. We all wish you success with this and all other current projects you have in our area.

Sincerely

Luis R Castillo
President, South Middle River Civic Assn.

Luisr.castillo@gmail.com
SIGN NOTICE

Applicant must POST SIGNS (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excluding alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
HISTORIC PRESERVATION BOARD
PLANNING AND ZONING BOARD
CITY COMMISSION

CASE NO. 18-010

APPLICANT: GENOC CLUSTER, LLC
PROPERTY: 1145 NE 2 AVE

PUBLIC HEARING DATE: JAN-14-2019

BEFORE ME, the undersigned authority, personally appeared __________________________, who upon being duly sworn and cautioned, under oath depose(s) and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.

2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.

3. That the signage referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.

5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

________________________
My Commission Expires: July 14, 2021

In the presence of the County and State above aforesaid this 1 day of JAN 2019

________________________
Affiant

NOTARY PUBLIC

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.31 of the City of Fort Lauderdale, I will forfeit my sign deposit. (Initials of operator)
PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: JANUARY 16TH, 2019
TIME: 6:30 P.M.
CASE: R18010
PROJECT: GENCO CLUSTER DEVELOPMENT
REQUEST: SITE PLAN LEVEL III: THREE UNIT RESIDENTIAL CLUSTER DEVELOPMENT

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-4520
http://www.fortlauderdale.gov/
PLANNING & ZONING BOARD (PZB)

Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Sign Notification Requirements & Affidavit
Addendum: PZB Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

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<td>Appeal of DRC Review</td>
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**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

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<td>If a signed agent letter is provided, no signature is required on the application by the owner.</td>
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<td>4825 N DIXIE HWY SUITE A OAKLAND PARK FL 33334</td>
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<th>E-mail Address</th>
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<tr>
<td><a href="mailto:mark@gencodovelopers.com">mark@gencodovelopers.com</a></td>
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**NOTE:** If AGENT is to represent OWNER, notarized letter of consent is required.

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<td>GUSTAVO J. CARBONELL ACOTT</td>
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<td>2 STORY CLUSTER HOMES</td>
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<table>
<thead>
<tr>
<th>Applicable ULDR Sections</th>
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<tr>
<td>47-25:2 47-25:3 47-18:9</td>
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<table>
<thead>
<tr>
<th>Total Estimated Cost of Project</th>
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<tr>
<td>$750,000 (including land costs)</td>
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<th>Estimated Park Impact Fee</th>
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<td>Fee Calculator: <a href="http://fl.fiu.edu/dw/building_services/park_impact_fee_calc.htm">http://fl.fiu.edu/dw/building_services/park_impact_fee_calc.htm</a></td>
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<tr>
<th>Future Land Use Designation</th>
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<td>LOW MED RES 12</td>
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<tr>
<td>VACANT</td>
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<table>
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<th>Current Use of Property</th>
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<td>3 CLUSTER HOMES</td>
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<table>
<thead>
<tr>
<th>Residential SF (and Type)</th>
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<tbody>
<tr>
<td>NA: 1910 SF</td>
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<table>
<thead>
<tr>
<th>Number of Residential Units</th>
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</tbody>
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<table>
<thead>
<tr>
<th>Non-Residential SF (and Type)</th>
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<table>
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<tr>
<th>Total Bldg. SF (Include structural parking)</th>
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<table>
<thead>
<tr>
<th>Site Adjacent to Waterway</th>
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<tbody>
<tr>
<td>Yes [ ] No [X]</td>
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<table>
<thead>
<tr>
<th>Dimensional Requirements</th>
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<tbody>
<tr>
<td><strong>Required</strong></td>
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<table>
<thead>
<tr>
<th>Lot Size (SF / Acre)</th>
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<tbody>
<tr>
<td>3,000 SF / 9,000 - 0.20 AC</td>
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<table>
<thead>
<tr>
<th>Lot Density</th>
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<tr>
<td>15 / DV / AC</td>
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<table>
<thead>
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<th>Lot Width</th>
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<tbody>
<tr>
<td>15'</td>
</tr>
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<table>
<thead>
<tr>
<th>Building Height (Foot / Levels)</th>
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<tr>
<td>111'-8&quot;</td>
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<table>
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<tr>
<th>Structure Length</th>
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<td>22.5'</td>
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<th>Floor Area Ratio</th>
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<table>
<thead>
<tr>
<th>Lot Coverage</th>
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<table>
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<tr>
<th>Open Space</th>
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<table>
<thead>
<tr>
<th>Landscape Area</th>
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<tr>
<td>35% of COMM AREA</td>
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<table>
<thead>
<tr>
<th>Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>NA:</td>
</tr>
</tbody>
</table>

- **NOTE:** State north, south, east or west for each yard.

<table>
<thead>
<tr>
<th>Setbacks/Yards*</th>
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<tbody>
<tr>
<td><strong>Required</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Front</th>
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<tbody>
<tr>
<td>15'</td>
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<table>
<thead>
<tr>
<th>Side</th>
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<tbody>
<tr>
<td>15'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>15'</td>
</tr>
</tbody>
</table>

| **Proposed** |

<table>
<thead>
<tr>
<th>Front</th>
</tr>
</thead>
<tbody>
<tr>
<td>15'</td>
</tr>
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<table>
<thead>
<tr>
<th>Side</th>
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<tbody>
<tr>
<td>15'</td>
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</table>

<table>
<thead>
<tr>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>15'</td>
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</table>

<table>
<thead>
<tr>
<th>Updated 3/20/2015</th>
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</thead>
<tbody>
<tr>
<td>PZB_SitePlanApp</td>
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</table>
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:
- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24” x 36”
Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12” x 18”

- Narrative describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Cover sheet on plan set to state project name and table of contents.
- Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. Note: For Change of Use applications, this is not required.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans “A” thru “H”. Note: For Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.
  A. Site Plan
  B. Details*
  C. Floor Plans
  D. Building Elevations*
  E. Additional Renderings*
  F. Landscape Plans*
  G. Photometric Diagram*
  H. Engineering Plans*

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 ½” x 11”. All non-plan documents should be 8 ½” x 11” and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the “Submittal Reference Book” available at Urban Design & Planning.

---

**Applicant’s Affidavit**
I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name: **GUSTAVO J. CARPISONELL**

Signature: **[Signature]**

Date: **11-17-18**

---

**Staff Intake Review**
For Urban Design & Planning staff use only:

Date

Received By

Tech. Specs

Reviewed By

Case No.
SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on the matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excluding alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
HISTORIC PRESERVATION BOARD
PLANNING AND ZONING BOARD
CITY COMMISSION

APPLICANT: URBAN PLAN PARTNERS, LLC

PROPERTY: 1145 NE 2ND AVE

PUBLIC HEARING DATE

BEFORE ME, the undersigned authority, personally appeared __________________________, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.

2. The Applicant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.

5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefor.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this _____ day of __________________, 20__

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. ______ (initial here)

Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)
ADDRESS VERIFICATION SHEET
Contact: George Sutcavage Tel. 954-828-5233
E-mail: gsutcavage@fortlauderdale.gov

Project Address: Unit #1 - 120 NE 12 ST
          Unit #2 - 124 NE 12 ST, Unit #3 1145 NE 2 AVE 33301

Previous Address: 1145, 1147 NE 2 AVE

Notes: New Three Two Story Cluster homes.
RD-15 ~ 2.321 AC

Folio # 494234039590

Legal Description: Progresso 2-18 B
                   Lots 1-3 Block 141

DRC #

Authorized Signature: [Signature]

Date: 01/08/18
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

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<th>Year</th>
<th>Land</th>
<th>Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<td>$146,310</td>
<td>$196,950</td>
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<tr>
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<td>$146,310</td>
<td>$196,950</td>
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<td>$179,210</td>
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2018 Exemptions and Taxable Values by Taxing Authority

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<th>Municipal</th>
<th>Independent</th>
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<td>$196,950</td>
<td>$196,950</td>
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<td>Portability</td>
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Sales History

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<th>Book/Page or CIN</th>
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<td>WD-Q</td>
<td>$247,500</td>
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<td>7/14/2009</td>
<td>SWD-Q</td>
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<td>CET-T</td>
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<td>45913 / 916</td>
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Land Calculations

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Special Assessments

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<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
<th>Clean</th>
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<tbody>
<tr>
<td>03</td>
<td>R</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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</table>
PROPOSED 3 CLUSTER HOMES
DEVELOPMENT FOR:

UNIT # 1 - 120 N.E. 12th. STREET
UNIT # 2 - 124 N.E. 12th. STREET
UNIT # 3 - 1145 N.E. 2nd. AVENUE
FORT LAUDERDALE - FL 33304
PROPOSED 3 CLUSTER HOMES DEVELOPMENT FOR:
120 / 124 N.E. 12th. STREET and 1145 N.E. 2nd. AVENUE
FORT LAUDERDALE - FL 33304

G.J.C.
Aug. 2017
17-050

SET BACK TABLE:

BUILDING AREAS:
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION:

TOTAL LIVING AREA = 6,347 S.F. (GROSS)
TOTAL BUILDING AREA = 7,985 S.F. (GROSS)

UNIT # 1 THRU 3:

(2) PARALLEL PARKING

SITE DATA

LEGAL DESCRIPTION

LOCATION MAP

TYP. PAVERS DETAIL

TYP. Picket Fence Detail

TYP. WOOD FENCE DETAIL

ALL FENCE DETAILS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY. A SEPARATE PERMIT IS REQUIRED FOR FENCE.
PROPOSED 3 CLUSTER HOMES
DEVELOPMENT: 120 / 124 N.E. 12TH. STREET and 1145 N.E. 2ND. AVENUE
FORT LAUDERDALE - FL 33304
G.J.C. Aug. 2017 17-050

Access & Utility Easement Exhibit

Row Easement

1. ACCESS & UTILITY EASEMENT EXHIBIT
2. ROW EASEMENT

DRC. COMMENTS

SHARED TWO WAY DRIVE WAY

UNIT # 1  UNIT # 2  UNIT # 3

(2) PARALLEL PARKING

120 N.E. 12TH. STREET  124 N.E. 12TH. STREET  1145 N.E. 2ND. AVENUE
AS NOTED

M.J.G.

FLOOR PLANS

FIRST

GUSTAVO J. CARBONELL, P.A.

PROPOSED 3 CLUSTER HOMES

DEVELOPMENT FOR:

120 / 124 N.E. 12th. STREET and 1145 N.E. 2nd. AVENUE

FORT LAUDERDALE - FL 33304

G.J.C.

Aug. 2017

17-050

DRC. COMMENTS

UNIT # 1

UNIT # 2

UNIT # 3

120 N.E. 12TH. STREET 124 N.E. 12TH. STREET 1145 N.E. 2ND. AVENUE

BUILDING DATA

EOC OCCUPANCY GROUP:

TYPE OF CONSTRUCTION:

TOTAL LIVING AREA = 6,347 S.F. (GROSS)

TOTAL BUILDING AREA = 7,985 S.F. (GROSS)

F:\2017\17-050 GENCO MARK ANTONELLI 1145 NE 2nd Ave\3-Site Plan Approval\3-Architectural-Photometrics\17-050-A-1-A-2 & A-3.dwg, 4/2/2018 12:39:42 PM, _AutoCAD PDF (General Documentation).pc3
AS NOTED

M.J.G.

FLOOR PLANS

SECOND FLOOR

PROPOSED 3 CLUSTER HOMES DEVELOPMENT FOR:
120 / 124 N.E. 12th. STREET and 1145 N.E. 2nd. AVENUE
FORT LAUDERDALE - FL 33304

G.J.C.

Aug. 2017

17-050

DRC. COMMENTS

UNIT # 1

UNIT # 2

UNIT # 3

F:\2017\17-050 GENCO MARK ANTONELLI 1145 NE 2nd Ave\3-Site Plan Approval\3-Architectural-Photometrics\17-050-A-1-A-2 & A-3.dwg, 4/2/2018 12:39:46 PM, _AutoCAD PDF (General Documentation).pc3
1. NORTH FACADE - 25% OFFSET CALCULATION

<table>
<thead>
<tr>
<th>Elevation</th>
<th>Calculation 1</th>
<th>Calculation 2</th>
<th>Calculation 3</th>
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</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>1561 S.F.</td>
<td>390 S.F.</td>
<td>399 S.F.</td>
</tr>
<tr>
<td>SOUTH</td>
<td>2346 S.F.</td>
<td>587 S.F.</td>
<td>1133 S.F.</td>
</tr>
<tr>
<td>EAST</td>
<td>745 S.F.</td>
<td>186 S.F.</td>
<td>199 S.F.</td>
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<tr>
<td>WEST</td>
<td>745 S.F.</td>
<td>186 S.F.</td>
<td>186 S.F.</td>
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</tbody>
</table>

GUSTAVO J. CARBONELL, P.A.
PROPOSED 3 CLUSTER HOMES DEVELOPMENT FOR:
120 / 124 N.E. 12th. STREET and 1145 N.E. 2nd. AVENUE
FORT LAUDERDALE - FL 33304
G.J.C.
Aug. 2017
17-050
A-7

AS NOTED
M.J.G.

PROPOSED 3 CLUSTER HOMES DEVELOPMENT FOR:
120 / 124 N.E. 12th. STREET and 1145 N.E. 2nd. AVENUE
FORT LAUDERDALE - FL 33304
G.J.C.
Aug. 2017
17-050
A-7

2. EAST FACADE - 25% OFFSET CALCULATION

<table>
<thead>
<tr>
<th>Elevation</th>
<th>Calculation 1</th>
<th>Calculation 2</th>
<th>Calculation 3</th>
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<td>WEST</td>
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<td>186 S.F.</td>
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</table>

GUSTAVO J. CARBONELL, P.A.
PROPOSED 3 CLUSTER HOMES DEVELOPMENT FOR:
120 / 124 N.E. 12th. STREET and 1145 N.E. 2nd. AVENUE
FORT LAUDERDALE - FL 33304
G.J.C.
Aug. 2017
17-050
A-7

AS NOTED
M.J.G.

PROPOSED 3 CLUSTER HOMES DEVELOPMENT FOR:
120 / 124 N.E. 12th. STREET and 1145 N.E. 2nd. AVENUE
FORT LAUDERDALE - FL 33304
G.J.C.
Aug. 2017
17-050
A-7

AS NOTED
M.J.G.
Sec. 47-18.9. - Single family dwelling, attached; cluster.

Re; A three unit Cluster Home development for Genco Development.
Original address; 1145 and 1147 NE 2nd Avenue, Ft. Lauderdale, Fl. 33304.
Folio number 494234039590

New addresses;
Unit 1 120 NE 12th Street
Unit 2 124 NE 12th Street
Unit 3 1145 NE 2nd Avenue

Sir or Madam;

A. For the purposes of this section, a cluster development shall include one (1) or more cluster buildings located on the same development site.

One building proposed. Three units.

B. A cluster building shall include a single residential structure containing two (2), three (3), or four (4) dwelling units.

One building proposed. Three units.

C. Site design criteria. A single family dwelling: cluster, herein referred to as cluster development, shall meet the following design criteria:

1. Lot requirements. The minimum lot size for a cluster development shall be as required by the zoning district where it is located

Lot requirement size met.

2. Density. The density is determined by the regulations governing the zoning district where the cluster development is located.

Density met of no more than 15 units per acre. Zoning is RD-15
3. **Access to cluster developments shall meet the following requirements:**
   
a. Dwelling units within cluster buildings shall have access from a shared driveway or from individual driveways fronting an alley.

   **All three units are accessed from the street via a shared driveway.**

b. Parking facilities and garages for cluster buildings with a facade facing a right-of-way, other than an alley, shall be provided in the side or rear of the cluster building.

   **Garages with entries not facing the ROW.**

c. Each dwelling unit shall have vehicular access to an alley, paved driveway or parking area serving the group. Private driveways shall be provided in accordance with Section 47-20.5.D. Provisions satisfactory to the city attorney shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group.

   **The HOA will address the common driveway to be designated as such.**

d. Those cluster developments located on a corner lot may have one (1) garage with an opening facing toward the right-of-way abutting each corner side yard. The garage facing the right-of-way shall be subject to the following requirements: **The garages do not face the ROW.**

   i. The garage shall be limited to a width equivalent to a maximum of fifty (50) percent of the width of the dwelling unit. The width shall be measured as the linear dimension of the garage that is visible from the street, such as the garage door; and,

   ii. The garage shall be set back an additional two (2) feet from the principal facade of the building or eighteen (18) feet from the property line, whichever is greater.

4. **Yard requirements.** Yard requirements shall be measured from the property lines of the development site, as established in Section 47-2.2, unless otherwise noted.

   a. **Front yard.** The front yard of a cluster building abutting a public right-of-way shall be a minimum of fifteen (15) feet. A five-foot easement along the front property line of the cluster building is required when a fee simple lot within the cluster development does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the front property line of the cluster building for use by the owners of the units. **Setback met. 15 feet, and a 5 foot private access and utility easement provided.**

   b. **Corner yards.** A cluster building abutting two (2) or more public rights-of-way shall provide a minimum corner yard of fifteen (15) feet. A five (5) foot easement shall be required along the corner property line of the cluster development when a fee simple lot within the cluster development does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the corner property line of the cluster building for use by the owners of the units. **Setback met. 15 feet, and a 5 foot private access and utility easement provided.**

   c. **Side yards.** The minimum side yard shall be the same as required by the zoning district where the cluster building is located. A five (5) foot easement shall be granted along the side property line of the cluster development. **Setback met. 7.5 feet, and a 5 foot private access and utility easement provided.**

   d. **Rear yard.** The minimum rear yard shall be as required by the zoning district where the cluster building is located. A five (5) foot easement is required to be granted along the rear property line of the
cluster development. Provisions satisfactory to the city attorney shall be made for a five (5) foot recordable easement along the rear property line of the cluster building for use by the owners of the dwelling units in that building.

**Setback met. 15 feet minimum, and a 5 foot private access and utility easement provided.**

e. **Interior separations.** Buildings within the development shall be separated by a minimum of ten (10) feet from each other.

**N.A. One building.**

f. **Additional setbacks.**

i. A minimum of twenty-five (25) percent of the front facade shall be set back a minimum of an additional five (5) feet from the rest of the front facade.

**Additional setback met. North and East side.**

ii. A minimum of twenty-five (25) percent of the rear facade shall be set back a minimum of an additional five (5) feet from the rest of the rear facade.

**Additional setback met. South side.**

iii. A minimum of twenty-five (25) percent of any portion of the facade area abutting a waterway shall be set back a minimum of an additional five (5) feet from the rest of the facade facing the waterway.

**N.A.**

iv. A minimum of twenty-five (25) percent of an interior facade must be recessed at least two (2) feet.

**Additional setback met. West side.**

v. When any portion of a cluster building abutting the side yard for the development site exceeds twenty-two (22) feet in height, that portion of the structure shall be set back an additional one (1) foot for each foot of height above twenty-two (22) feet.

**Additional setback met.**

5. **Architectural elements.**

a. A cluster building shall be designed to provide a minimum of twenty-five (25) percent of the area of the front facade in the form of transparent glass. **Additional glass areas met. North and East sides.**

b. When abutting a waterway, the facade of the cluster building facing the waterway shall provide additional architectural elements such as, but not limited to, unenclosed balconies, variation of rooflines between each unit.

**N.A.**

6. **Entrance requirements.** Each dwelling unit facing a public right-of-way, other than an alley, must have its own principal entrance visible from and facing the right-of-way and shall include the following:

   a. A roofed concrete landing and;
   
   b. An architectural design and material similar to and integral with the principal structure and;
   
   c. A minimum of four (4) linear feet shall be provided between principal entrances and;
   
   d. The roofed landing may encroach into the front yard an additional three (3) feet and;
e. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance will be required.

All entrances meet the criteria.

7. Minimum floor area. Each individual dwelling unit shall have a minimum floor area of seven hundred fifty (750) square feet.

Floor area exceeds 750 S.F.

8. Height. The maximum height shall not exceed thirty-five (35) feet. See Section 47-2, Measurements.

Height less than 35 feet.

9. Fence and wall requirements.

a. Seventy-five (75) percent of all fences or walls within the front yard setback must be of non-opaque materials such as, but not limited to, vertical bars or picket fence.

Fences proposed are picket type and more than 75% translucent.

b. A wall or fence shall be installed between the development site and any neighboring residential property abutting the development site subject to the requirements of Section 47-19.5 unless this requirement is waived by approval of the planning and zoning board as part of the site plan review process.

A solid fence is proposed on all abutting sides.

10. Maintenance agreement. A cluster development shall have a recorded maintenance agreement for all common areas and any required guest parking spaces.

Noted. Will provide.

11. 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.

Provided along both ROW’s.

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.

Provided from each unit’s front door to the city sidewalk.

12. Street tree requirements. Street trees shall be planted and maintained along the public right-of-way abutting the property to provide a canopy effect. The type of street trees may include shade, flowering and palm trees and shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on building and site design, separation distance, utility infrastructure and the proposed plan’s compatibility to surrounding properties. Street trees provided where allowed.

13. Landscape requirements. As required by the zoning district where located, pursuant to Section 47-21-13, Landscape requirements for all zoned districts.

Noted.
14. *Solid waste, yard waste, and recycling requirements.* Each cluster unit shall have incorporated into the design a designated area to locate containers that meet the requirements of Chapter 24 of the city's Code of Ordinances. The size of the containers and alternatives to these requirements may be permitted subject to approval of the public works department, sanitation division.

*Solid waste and recycling cart spaces designated in each garage and regulated by the HOA.*

*met.*

(Ord. No. C-97-19, § 1(47-18.8), 6-18-97; Ord. No. C-17-02, § 1, 3-7-17; Ord. No. C-17-47, § 21, 1-3-18)
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**Principal Address**

4825 N DIXIE HWY A
OAKLAND PARK, FL 33334

**Mailing Address**

4825 N DIXIE HWY A
OAKLAND PARK, FL 33334

**Registered Agent Name & Address**

ANTONELLI, MARK
4825 N DIXIE HWY A
OAKLAND PARK, FL 33334

**Authorized Person(s) Details**

**Name & Address**

**Title** MGR

ANTONELLI, MARK
4825 N DIXIE HWY
OAKLAND PARK, FL 33334

**Annual Reports**

No Annual Reports Filed

**Document Images**

[Link to view image in PDF format]
January 8, 2018

**Sec. 47-25.2. Adequacy Requirements:**

Re: A three unit Cluster Home development for Genco Development.

Original address; 1145 and 1147 NE 2nd Avenue, Ft. Lauderdale, Fl. 33304. 
Folio number 494234039590

New addresses; 
Unit 1 120 NE 12th Street 
Unit 2 124 NE 12th Street 
Unit 3 1145 NE 2nd Avenue

Sir or Madam;

As per requirements of the City of Fort Lauderdale ULDR regulations please find narrative addressing Section 47-25.2, Adequacy Requirements below.

**Sec. 47-25.2. Adequacy requirements.**

A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

This Development will not interfere with any of the city’s communication network. The new building planned will be only 2 stories in height and less than 35 feet overall height.

C. *Drainage facilities.* Adequacy of storm water management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Proper drainage will provided by use of exfiltration trenches, and dry detention areas.

D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances
which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

a. Broward County Ordinance No. 89-6.
b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
c. Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

**The site is not considered environmentally sensitive land.**

E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

**Adequate water supply and fire hydrants exist or will be added as required.**

F. *Parks and open space.*

1. For all residential plats, a minimum of three (3) acres property per anticipated one thousand (1,000) residents, or cash equivalent value, or combination thereof as determined by the department shall be provided by the applicant to meet the needs for additional parks. In addition, contribution to sub regional and regional parks in accordance with the Broward County Land Development Code is required, and an applicant shall provide documentation to the department that such contribution has been satisfied.

**Not applicable. Parcel is already plated.**

2. If there is adequate acreage available to service the proposed residential development, the city shall reserve the capacity necessary to serve the development.

**Not applicable. Parcel is already plated.**

3. Open space requirements provided in the ULDR shall be in addition to and shall not replace the park and open space required by this subsection F.

**Not applicable. Parcel is already plated.**

G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

**This development will have adequate police protection by the use of proper site lighting for the occupants, all new glazing and doors will be impact resistant, and each unit will be pre-wired for an automatic alarm system. Vehicles will be stored inside the parking garages.**
H. **Potable water.**
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. **Potable water facilities.**
   a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
   b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
   c. Where the county is the projected service provider, a similar written assurance will be required.

**Adequate potable water facilities to serve development exist.**

I. **Sanitary sewer.**
1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

**Adequate sanitary sewer facilities exist.**

J. **Schools.** For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.
Parcel already platted.

K. Solid waste.
1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Provisions made for space to store the sanitation and recycling carts inside the garages of each unit. Bulk trash will be handled by the city.
Carts will be brought curbside for collection on pick up days and staged at the swale along NE 2nd Avenue.

L. Storm water. Adequate storm water facilities and systems shall be provided so that the removal of storm water will not adversely affect adjacent streets and properties or the public storm water facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Storm water disposal to be provided to meet code with use of exfiltration trenches and dry detention areas.

M. Transportation facilities.
1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

Site is not located within a Compact Deferral Area.

2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
Bus routes serve development. Nearest route at Sunrise Blvd and NE 4th Avenues nearby. The existing road infrastructure is adequate.

3. **Local streets.** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Right of way dedications will be required as ROW easements to place the sidewalks inside the property.

4. **Traffic impact studies.**
   a. When the proposed development may generate over one thousand (1,000) daily trips; or
   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
      i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
      ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
      iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
      iv. A further detailed analysis and any other information that the review committee considers relevant.
      v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

**Traffic study is not applicable.**

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Traffic ways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

**Dedications of ROW will be done in the form of ROW easements and corner chord easements.**

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

**Adequate pedestrian facility will be provided for the development. Safe pedestrian circulation can be accomplished by the use of walkways on site, the walkways that will also connects to the city sidewalks. As a small development, the traffic on the driveway is very minor and slow moving. Each unit has a front entry connected to the city sidewalk.**

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a no access reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

**N.A.**

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

**Will be provided as needed.**

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree
requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Street trees will be provided and will be in compliance to the City of Ft. Lauderdale’s landscape ordinance.

N. Wastewater.
1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Waste water service to the site exists.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Not applicable. Not a convenience store.

P. Historic and archaeological resources.
1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Not a historic site.
Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Not applicable.

Gustavo J. Carbonell, A.I.A.

End of the narrative.
January 8, 2018

Sec. 47-25.3. Neighborhood Compatibility Requirements:

Re: A three unit Cluster Home development for Genco Development.

Original address; 1145 and 1147 NE 2nd Avenue, Ft. Lauderdale, Fl. 33304.
Folio number 494234039590

New addresses;
Unit 1 120 NE 12th Street
Unit 2 124 NE 12th Street
Unit 3 1145 NE 2nd Avenue

Sir or Madam;

As per requirements of the City of Fort Lauderdale ULDR regulations please find narrative
addressing Section 47-25.3, Neighborhood Compatibility Requirements below to obtain
necessary approvals for a 3 unit cluster home development.

A. The neighborhood compatibility requirements are as follows:
   1. Adequacy requirements. See Sec. 47-25.2.
   See attached adequacy requirements report as a separate document.

2. Smoke, odor, emissions of particulate matter and noise.

This development consists of residential units and will not produce noise, smoke, odor or
emissions. Improvements are located in an infill parcel with a use that is compatible with
residential uses surrounding the site.

a. Documentation from the Broward County Department of Natural Resource Protection
   (DNRP) or a report by a certified engineer, licensed in the State of Florida, that the proposed
development will not exceed the maximum levels of smoke, odor, emissions of particulate matter
and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and
that a DNRP permit for such facility is not required.

This development will not produce noise, smoke, odor or emissions.

b. Where a DNRP license is required in accordance with Chapter 27, Pollution Control, of the
Code of Broward County, all supporting documentation and information to obtain such permit
shall be submitted to the DRC as part of a site plan review.

Proper applications will be submitted only if required.
c. Such DNRP licenses shall be required to be issued and copies provided to the city prior to the issuance of a building permit for the proposed development.

Will comply.

3. **Design and performance standards.**
   a. **Lighting.** No lighting shall be directed from a use which is subject to the requirements of this Sec. 47-25.3 in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.

   The site illumination will be designed to not overspill onto adjacent properties. Parking is located inside garages. Light fixtures will be mounted above the garage doors and on the sides of the entrances. Such lights will be on the house panel so they stay on as appropriate.

   i. **Glare.** Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.

   Item addressed above.

   ii. Control of effects of lights from automobiles or other sources. Where the site plan indicates potential adverse effects of parking or of other sources on the lot on which the nonresidential use is to be located, such effects shall be eliminated or at a minimum prevented so that lights do not illuminate adjacent residential property below a height of five (5) feet at the residential lot line, or from shining into any residential window if there is to be nonresidential parking on the premises after dark.

   Item addressed above. All of the vehicular use areas are located internally within the development.

   iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

This development will be in compliance with the city of Ft Lauderdale’s lighting standards.

b. **Control of appearance.** The following design standards are provided to protect the character of abutting residential areas from the visual impact which may result from a use which is subject to the requirements of this Sec. 47-25.3.

   i. **Architectural features.** The facade of any side of a nonresidential building facing the residential property shall be constructed to compliment a residential structure and shall include the following:

      a) Fenestration such as windows, doors and openings in the building wall; and
b) Shall contain a minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:

1. Detail and embellishments:
   a. Balconies,
   b. Color and material banding,
   c. Decorative metal grates over windows,
   d. Uniform cornice heights,
   e. Awnings.
2. Form and mass:
   a. Building mass changes including projection and recession,
   b. Multiple types and angles of roofline, or any combination thereof.

c) The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.

The architecture and developments proposed will encompass necessary requirements to comply with the items listed as part of the control of appearance. The style and massing is compatible with the existing and proposed nearby structures. Balconies, large expanses of glass, undulation, color and material changes, varied roof lines, and architectural embellishments are incorporated.

ii. Loading facilities. Loading and service facilities shall be screened so as not to be visible from abutting residential uses or vacant residential zoned property.

N.A.

iii. Screening of rooftop mechanical equipment. All rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and/or adequately screened so that they are not visible from abutting residential uses or vacant residential zoned property.

Roof mounted mechanical equipment is not proposed and instead located on the ground.

c. Setback regulations. When a nonresidential use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, there shall be an additional setback required for any yard of that use which is contiguous to the residential property, as follows:

i. When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (1/2) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located.

This project is in compliance to the setback requirements. This project is not a commercial development.
d. **Buffer yard requirements.** When a use which is subject to the requirements of this Sec. 47-25.3 is contiguous to any residential property, the property where the use is located shall be required to have a landscaped strip area and a physical barrier between it and the residential property. Such landscape strip shall meet the following requirements:

The proposed project is residential in nature.

i. **Landscape strip requirements.** A ten (10) foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of Section 47-21, Landscape and Tree Preservation Requirements. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. When walls are required on nonresidential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.

N.A. Residential development.

ii. **Parking restrictions.** No parking shall be located within twelve (12) feet of the property line, within the yard area required by the district in which the proposed nonresidential use is located, when such yard is contiguous to residential property.

N.A. Residential development.

iii. **Dumpster regulations.** All solid waste refuse containers (dumpsters) shall be set back a minimum of twelve (12) feet from any property line which is contiguous to residential property, and shall be screened in accordance with the Dumpster requirements, as provided in Section 47-19, Accessory Uses, Buildings and Structures. **Solid waste and recycling cart space is designated inside each garage. Carts will be rolled out curbside on pick up days by each owner.**

iv. **Wall requirements.** A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with Section 47-19.5 and subject to the following:
   a) Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5,
   b) Shall be located within, and along the length of the property line which abuts the residential property,
   c) When the nonresidential property is located adjacent to an alley such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property,
   d) When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required by subsection iv. above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.

N.A. Residential development.
v. **Application to existing uses.** Within five (5) years from the effective date of subsections A.3.c and d (effective date: September 19, 1989), all nonconforming uses of land which were in existence prior to such date shall comply with the requirements of subsections A.3.c and d unless compliance would cause one (1) or more of the following to occur:

a) Demolition of any load-bearing portion of a building as it exists on September 19, 1989, the effective date of subsections A.3.c and d;
b) Reduction of required parking spaces;
c) A reduction in the number of parking spaces provided for use of a parcel which would be required if based on the parking requirements of Section 47-20, Parking and Loading Requirements in effect on and applicable to such use on March 6, 1990;
d) Relocation of an existing wall which complied with the Code prior to September 19, 1989, the effective date of subsections A.3.c and d;
e) Access to the land would be substantially impaired;
f) Installation of the wall as provided in subsections iv. would require a modification of the existing vehicular use area, which would impair traffic circulation on the site and a minimum five (5) foot high hedge, fence or other physical barrier is in place along the length of the nonresidential property line which abuts the residential property;
g) In such cases, the use shall otherwise comply with the requirements of this section to the maximum possible extent; however, the requirement of subsections A.3.d.i to install a landscape strip shall be met if an abutting residential property owner agrees in writing that the landscape strip may be placed on his or her property. An agreement in form provided by the department must be executed by the applicant and the abutting property owner. If the abutting property owner removes the landscape strip after it has been installed, there shall be no further requirement to install another landscape strip on the abutting property in connection with the commercial use which existed at the time of the initial installation.

The proposed project is new.

e. **Neighborhood compatibility and preservation.** In addition to the review requirements provided in subsections A.1, A.2 and A.3.a, b, c, and d, the following review criteria shall also apply as provided below:

i. All developments subject to this Sec. 47-25.3 shall comply with the following:

a) Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

b) Consideration shall be given to the recommendations of the adopted neighborhood master plan in which the proposed development is to be located, or which it abuts, although such
neighborhood master plan shall not be considered to have the force and effect of law. When recommended improvements for the mitigation of impacts to any neighborhood, conflicts with any applicable ULDR provision, then the provisions of the ULDR shall prevail. In order to ensure that a development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate development generated traffic on neighborhood streets.

**Development is a typical use similar to other redevelopment uses in the surrounding area.**

ii. All development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district that is greater in density than twenty-five (25) dwelling units per net acre:

**Section does not apply. Development not located within the RAC listed.**

Gustavo J. Carbonell, A.I.A.

**End of narrative.**
January 8, 2018

PROJECT DESCRIPTION

Re: A three unit Cluster Home development for Genco Development.
Original address; 1145 and 1147 NE 2nd Avenue, Ft. Lauderdale, Fl. 33304.
Folio number 494234039590

New addresses;
Unit 1 120 NE 12th Street
Unit 2 124 NE 12th Street
Unit 3 1145 NE 2nd Avenue

Sir or Madam;

The proposed development located on a corner parcel of land presently occupied by a duplex.
The parcel consists of 1.5 lots and located within the RCD-15 Zoning District. The site is generally located
east of N. Andrews Avenue and north of E Sunrise Blvd.

There are 2 distinct models, two stories in height. One unit has its frontage and main entrance on NE 2nd
Avenue and the other two units onto NE 12th Street.
The site plan incorporates a two car garage per unit and two parallel spaces off site.

The project is designed following the criteria of the recently approved cluster zoning code.
The garages all face to the interior and the front yards on both street frontages are devoted to
landscape and active uses to enhance the pedestrian experience of this urban development.

The site contains several mature trees, mainly coconut palms, as many as possible are being preserved
or transplanted. Each unit, as single family homes attached, has a small private yard along the right of
ways.

The entrances are separated and not shared. The front facades are articulated for interest.

The style is modern with offsets, varied parapet heights, balconies and other architectural
enhancements.

Sincerely;

Gustavo J. Carbonell
January 8, 2018

City of Ft. Lauderdale
Sustainable Development Department
Planning and Zoning 700 NW 19th Avenue
Fort Lauderdale, Florida 33311

Re; A three unit Cluster Home development for Genco Development.
Original address; 1145 and 1147 NE 2nd Avenue, Ft. Lauderdale, Fl. 33304.
Folio number 494234039590

New addresses;
Unit 1 120 NE 12th Street
Unit 2 124 NE 12th Street
Unit 3 1145 NE 2nd Avenue

Sir or Madam;

Sir or Madam;

I, Mark Antonelli, authorized agent for URBAN DEVELOPMENT PARTNERS LLC, with
mailing address at 4825 N Dixie Highway, Oakland Park, Florida 33344, authorize my architect,
Gustavo J. Carbonell, to act as my agent for any submissions and approval processes in regard to
the referenced cluster home development.

Respectfully;

Mark Antonelli

Date:

Signed and notarized before me this 9 day of JAN 2018

[Signature of Notary Public]

Notary Public