

Page 1: DRC Site Plan - Applicant Information Sheet

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	
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	
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> <u>Warranty Deed</u> or <input type="checkbox"/> <u>Tax Record</u>

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

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Letter of Consent Submitted	

Development / Project Name	
Development / Project Address	<u>Existing:</u> _____ <u>New:</u> _____
Legal Description	
Tax ID Folio Numbers (For all parcels in development)	
Request / Description of Project	
Total Estimated Cost of Project	\$ _____ (Including land costs)

Current Land Use Designation	
Proposed Land Use Designation	
Current Zoning Designation	
Proposed Zoning Designation	
Current Use of Property	
Number of Residential Units	
Non-Residential SF (and Type)	
Total Bldg. SF (include structured parking)	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)		
Lot Density		
Lot Width		
Building Height (Feet / Levels)		
Structure Length		
Floor Area Ratio		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [____]		
Side [____]		
Side [____]		
Rear [____]		

DESIGNED	DRAWN	CHECKED
JA	JA	LM

REVISIONS

DATE:	COMM:
10/22/15	15058

Benedetti
 Orthodontics

3025 East commercial Boulevard, Fort
 Lauderdale, FL 33308

COVER
 DRC SUBMITTAL

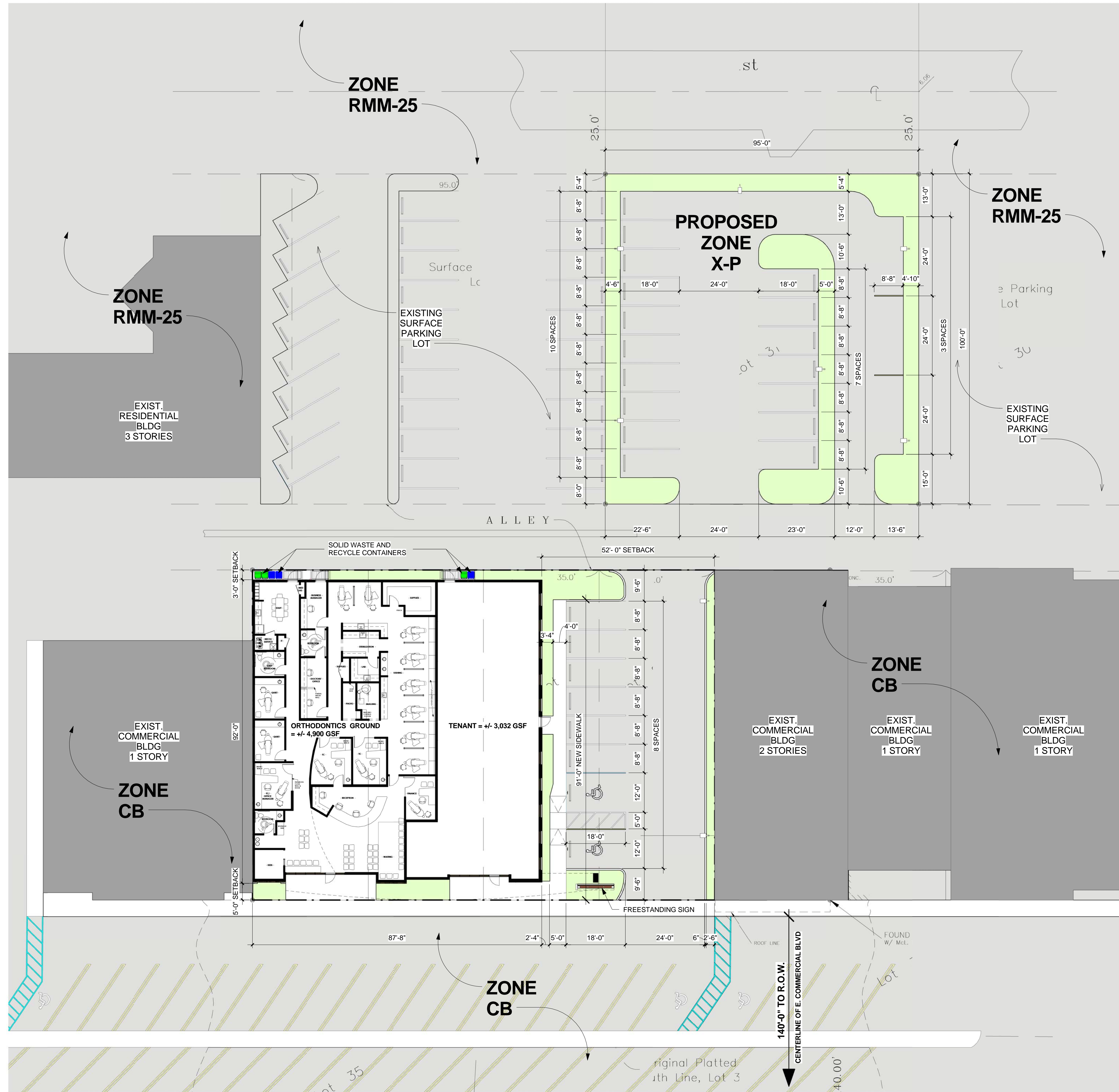
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BENEDETTI ORTHODONTICS

LIST OF DRAWINGS	
G000	COVER
G001	SURVEY
G002	OVERALL PLAT
G003	ENLARGED PLAT
G004	AERIAL MAP
G005	LAND USE & ZONING MAPS
A000	CONTEXT PLAN
A100	SITE PLAN - DEMOLITION
A101	SITE PLAN
A102	GROUND FLOOR NEW CONSTRUCTION
A103	ROOF PLAN
A110	ELEVATIONS - SOUTH AND EAST
A111	ELEVATIONS - NORTH AND WEST
A112	SIGN DETAILS
A300	RENDERINGS
A301	RENDERINGS
A400	SITE PHOTOS
A401	SITE PHOTOS
A500	SITE PHOTOMETRICS
L1.0	TREE DISPOSITION
L2.0	PROPOSED LANDSCAPE PLAN



SITE PLAN
1/16" = 1'-0"

SITE PLAN DATA

	BUILDING SITE (SOUTH PARCEL)	PARKING SITE (NORTH PARCEL)
LAND USE DESIGNATION	COMMUNITY BUSINESS	***EXCLUSIVE PARKING
ZONING DESIGNATION	CB	***X-P
WATER/WASTE MANAGEMENT	CITY OF FORT LAUDERDALE	CITY OF FORT LAUDERDALE
SITE AREA	14,700 SF	9,500 SF
TOTAL: 24,200 SF		
BUILDING FOOTPRINT COVERAGE	7,932 SF	N/A
BUILDING DIMENSIONS (1ST FLOOR PLATE)	92'-0" X 87'-8"	N/A
PARKING DATA		
TOTAL REQUIRED PARKING SPACES	53	N/A
7,932 SF / 150 SF		
TOTAL EXISTING PARKING SPACES	15	19
TOTAL PROVIDED PARKING SPACES	8	20
PARKING REDUCTION REQUEST: 25 SPACES		
FLOOR AREA RATIO (7,932 SF ÷ 14,700 SF)	0.54	N/A
BUILDING OVERALL HEIGHT	28'-0"	N/A
NUMBER OF STORIES	1	N/A
SETBACKS		
FRONT YARD (SOUTH) - REQUIRED	5'-0"	N/A
FRONT YARD (SOUTH) - PROVIDED	5'-0"	N/A
SIDE YARD (EAST) - REQUIRED	0'	N/A
SIDE YARD (EAST) - PROVIDED	52'-4"	N/A
SIDE YARD (WEST) - REQUIRED	0'	N/A
SIDE YARD (WEST) - PROVIDED	0'	N/A
REAR SETBACK (NORTH) - REQUIRED	0'	N/A
REAR SETBACK (NORTH) - PROVIDED	3'-0"	N/A
OPEN SPACE REQUIRED	0 SF	0 SF
VEHICULAR USE AREA (VUA)	3,900 SF	7,024 SF
TOTAL VUA: 10,924 SF	(SOUTH PARCEL)	(NORTH PARCEL)
LANDSCAPE AREA (VUA X 20%)		
TOTAL LANDSCAPE AREA REQUIRED: 2,185 SF	780 SF	1,405 SF
TOTAL LANDSCAPE AREA PROVIDED: 3,650 SF	1,174 SF	2,476 SF
LINEAR FEET OF SIDEWALK PROPOSED	91'-0"	0 SF

***ZONING DESIGNATION CHANGED FROM MEDIUM HIGH-25 (RMM-25) TO EXCLUSIVE PARKING (X-P).

FIRE PROTECTION

PROJECT SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF NFPA AND THE FLORIDA BUILDING CODE.

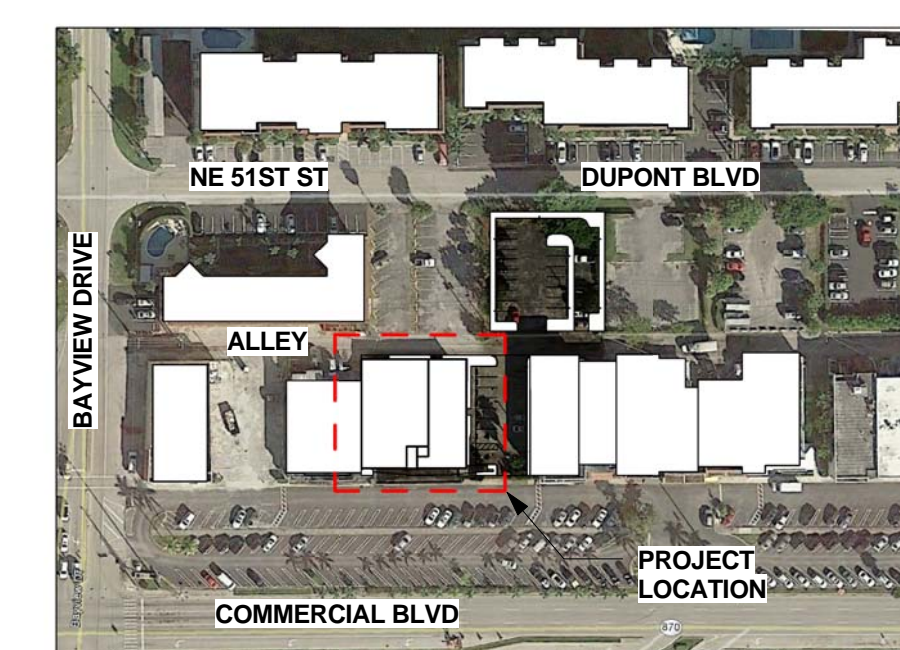
POLICE

ALL DOORS AT GROUND LEVEL WILL HAVE INTERIOR HINGES.
ALL EXTERIOR GLAZING FOR THE PROJECT WILL BE FIXED AND WILL MEET THE IMPACT AND CYCLIC WIND PRESSURE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR HURRICANE PROTECTION.
ALL EXTERIOR LIGHTING PHOTOMETRICS WILL ADHERE TO THE STANDARDS OUTLINED BY THE ULDR OF THE CITY OF FORT LAUDERDALE.

LEGAL DESCRIPTION

LOTS 5, 6, 7, 8 AND 31, BLOCK 4, CORAL RIDGE COMMERCIAL BOULEVARD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.
SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 23,500 SQUARE FEET OR 0.5395 ACRES, MORE OR LESS.
REFER TO LAND USE & ZONING MAPS (SHEET G-005) FOR LOT DESIGNATIONS.

LOCATION MAP



FSM
ARCHITECTS • PLANNERS
FALKANGER SNYDER MARTINEAU & YATES

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH: (954)764-6575 FAX: (954)764-8622

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES

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CA # AAC000447

DESIGNED	DRAWN	CHECKED
JA	JA	LM

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10/22/15	15058

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Orthodontics

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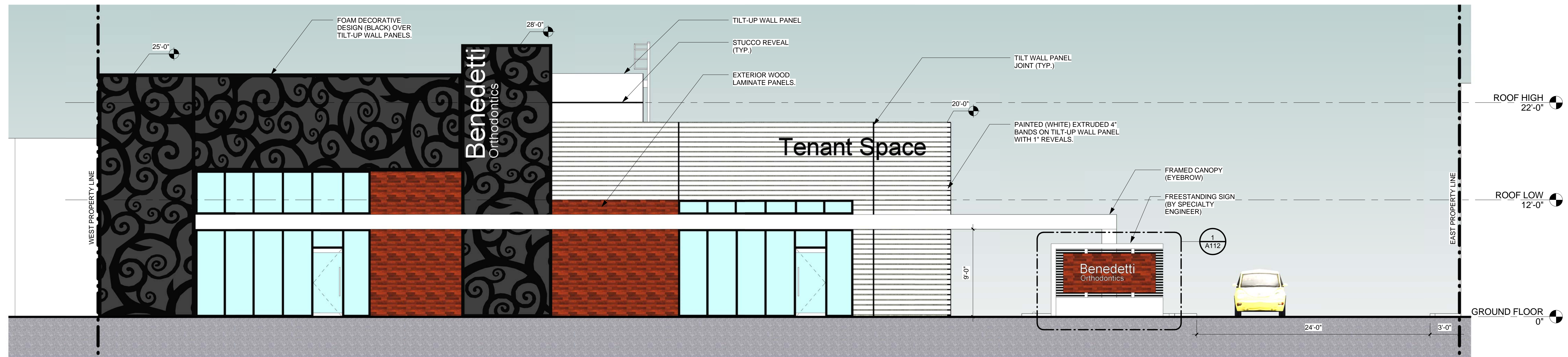
SITE PLAN

DRC SUBMITTAL

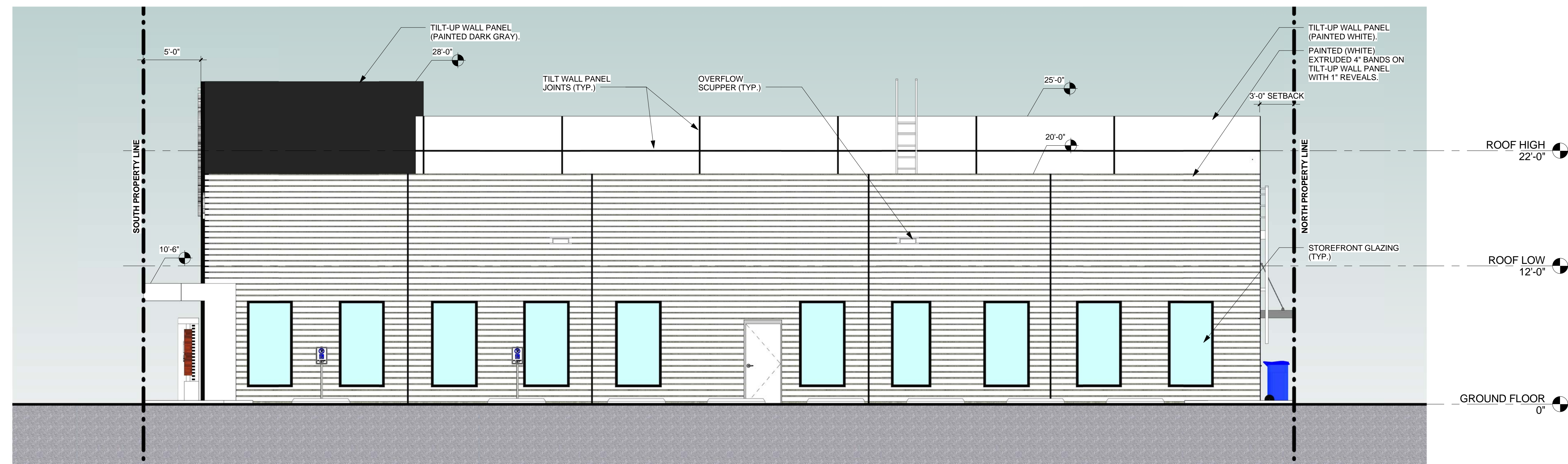
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DESIGNED	DRAWN	CHECKED
JA	JA	LM



① SOUTH ELEVATION
3/16" = 1'-0"



② EAST ELEVATION
3/16" = 1'-0"

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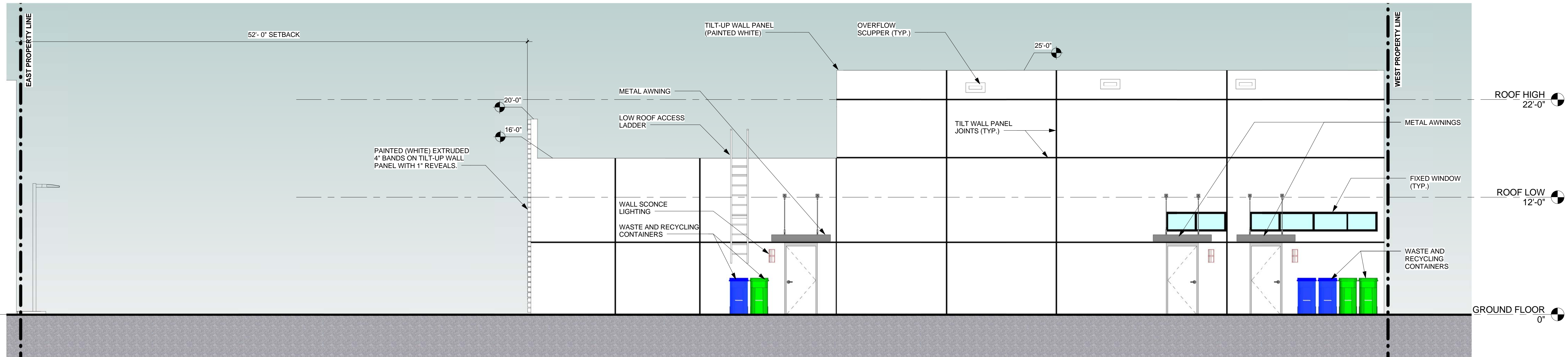
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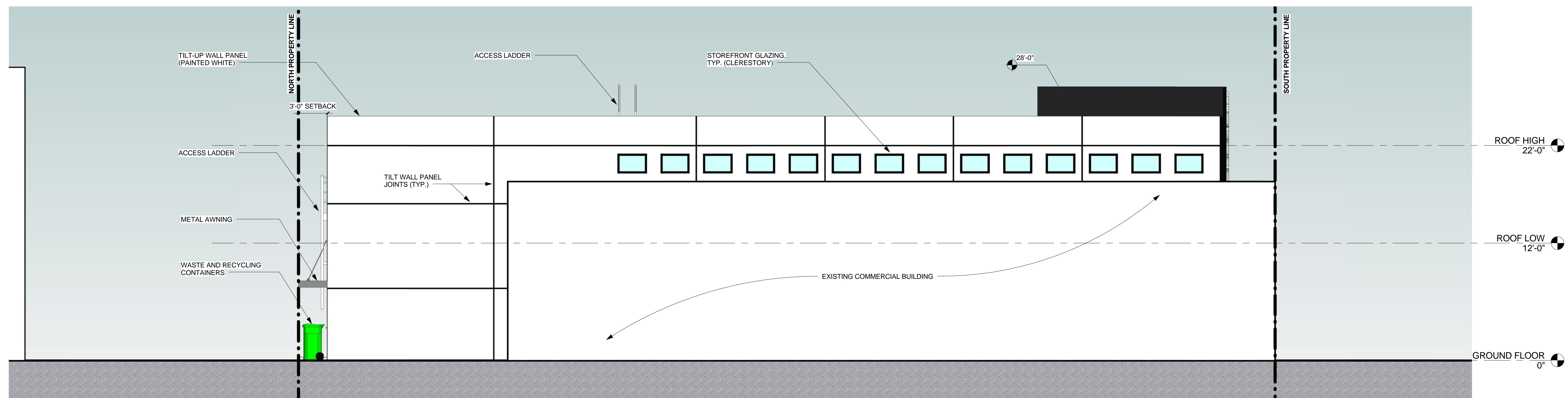
ELEVATIONS - SOUTH AND EAST

DRC SUBMITTAL

A110



① NORTH ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"

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ELEVATIONS - NORTH AND WEST

DRC SUBMITTAL

A111



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: December 8, 2015

Project Name: WB Divine Investments, LLC / Benedetti Medical Office Building

Case Number: ZR15007

Request: Site Plan Level IV Review: 7932sf Medical Office Building, Parking Reduction and Rezoning w/ Commercial Flex Allocation

Location: 3025 E. Commercial Boulevard

Zoning: Community Business (CB) and Residential Mid Rise Multifamily / Medium High Density (RMM-25)

Land Use: Commercial and Medium High Density Residential

Project Planner: Eric Engmann

Case Number: ZR15007

CASE COMMENTS:

A. Please respond to Comments 1 through 12 prior to Planning and Zoning Board Meeting sign off

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holquin at 954-828-5675 or jholquin@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or aawwad@fortlauderdale.gov and/or Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
2. Please be advised that all proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County (BCHECD) and City Right of Way are subject to issuance of a Right of Way permit from the authority having jurisdiction. This shall include the execution of an agreement that authorizes those entities the authority to remove improvements for any public purpose in the future.

Please coordinate and provide approval from the following agencies for the improvements along:

- a. SR 870 / E. Commercial Boulevard – Florida Department of Transportation (FDOT)
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at 954-357-6695.
4. Evaluate the possibility of utilizing a sustainable stormwater approach with low impact (cisterns, pervious pavers, etc.) uses for landscaping along the streetscape.
5. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Construction Phasing Exhibit
 - b. Right-of-Way / Easement Dedication / Vacation Exhibit
 - c. Maintenance Agreement Area Exhibit
 - d. Revocable License Area Exhibit
6. Civil Plans missing – Paving, Grading, and Drainage Plan and Water and Sewer Plan.
7. Review potential to provide narrower driveways at parking garage ingress/egress points to minimize pedestrian/vehicular conflicts, with flare outs internally on-site to meet requirements of Sec. 47-20.11.
8. Discuss potential for on-street parallel parking or swale along south side of N.E. 51st Street, adjacent to the proposed development; on-street parking may require removal of some existing trees.

9. Proposed north parking lot: show and label 'Do Not Enter' signs as appropriate near outlet of driveway designed for one-way traffic.
10. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated for stacking.
11. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plan, and Civil Plan drawings: intersections of driveways with streets (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).
12. Coordinate with Melissa Doyle at (954) 828-6111 or mduoye@fortlauderdale.gov regarding trash and solid waste disposal, and recycling.

B. Please respond to Comments 13 through 20 prior to Final DRC sign off

13. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
14. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure. Please be advised that all storm drains shall be constructed with RCP piping in the City Right-Of-Way.
 - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water mains shall be constructed with DIP piping in the City Right-Of-Way.
 - c. Erosion and Sediment Control Plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
 - d. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the Paving, Grading, and Drainage plan.
 - e. Signing and Marking Plan, including the radii for all landscaping and pavement areas.
15. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. **Any site that goes through DRC must store at least the 25-year 3-day event onsite with NO EXCEPTIONS.** In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.

16. Please be advised that the Applicant shall not be authorized to connect the on-site drainage system to those within the public right-of-ways of FDOT and City. Provide authorization from FDOT and City for the existing and proposed connections between the on-site drainage system and public right-of-way.
17. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
18. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
19. Show utilities on the landscaping plans for potential conflict.
20. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.

C. Respond to Comments 21 through 33 prior to Engineering Permit Approval

21. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
22. Please be advised that all proposed improvements within or adjacent to the FDOT's and City's right-of-ways are subject to issuance of a permit from the said entities, as well as the execution of an agreement that authorizes those entities for removing the improvements for any public purpose in the future. Please coordinate with FDOT concerning all improvements proposed along or adjacent to Sunrise Boulevard. In addition, obtain all required permits from the City for the proposed driveways, sidewalks, etc. along or within the City's right-of-way. Furthermore, the Applicant shall execute a maintenance agreement with FDOT and City attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public right-of-way (and/or permanent easement) will be maintained by the Applicant throughout the life of the improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

23. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at 954-357-6632 or ekalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.

24. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
25. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
26. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, right-of-way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 1. Include a narrative for each phase along with roadways utilized for materials delivery
 2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
 3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
 4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
 5. Show location and type of construction crane(s), including span radius
 6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
 7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
 8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
 9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
 10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
 11. Show location of parking for inspectors and construction personnel. Include all off site parking- location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
 12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
 13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
 14. Indicate where and how concrete trucks will stage during multiple yardage pours
 15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
 16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
 17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
 18. Indicate schedule for street sweeping of periphery of construction site

19. Indicate if dewatering is proposed.
27. Obtain a dewatering permit as required from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954-519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
28. Apply and obtain, if required, a SFWMD dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
29. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
30. Please note that any lighting within the City's Right-of-Way, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-Of-Way.
31. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
32. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809, as well as proposed methods of noise, vibration, and odor mitigation.
33. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.

Case Number: ZR15007

CASE COMMENTS:

Please provide a response to the following:

1. The proposed sign location is located in a required landscape peninsular island which must contain a minimum of one canopy tree. This landscaped area is to be a minimum of 8' wide and 15' long, measured inside curbing. As per previous reviews of site, please adjust sign location elsewhere on site to alleviate conflict.
2. Light pole locations are not to be within 15' of tree locations. Note this on photometric, electrical, site and landscape plans to help avoid conflicts during construction.
3. Confirm with civil and life safety plans that utilities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility.

GENERAL COMMENTS:

The following comments are for informational purposes and should be considered prior to submittal for Building Permit:

4. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
5. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
6. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Case Number: ZR15007

CASE COMMENTS:

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>).
- 2) The site contains two land use designations on the on the City's Future Land Use Map. The southern portion is designated Commercial and the northern portion is designated Medium High Residential. The proposed use is permitted in this designation utilizing commercial flex acreage. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) The associated rezoning with flex allocation requires the following documents as part of the Planning and Zoning Board ("PZB") Submittal:
 - a. A rezoning application requesting change from Residential Multifamily Mid Rise/Medium High Density (RMM-25) to Exclusive Use – Parking Lot (X-P) with commercial flex allocation; and,
 - b. Narratives indicating the project's compliance with the following Unified Land Development Regulations ("ULDR") sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - i. Section 47-24.4, Rezoning Criteria;
 - ii. Section 47-28.1.G, Flexibility Rules; and,
 - iii. Section 47-9, Exclusive Use District
- 4) This application is subject to the Public Participation requirements of ULDR, Section 47-27.4.A.2.c., prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is/are conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record.

The applicant shall, 10 days prior to 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 available hearing date after the affidavit has been supplied.

- 5) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County to ensure that proposed project is consistent with the latest recorded plat restriction.
- 6) Provide a copy of the parking reduction narratives and methodology approved by the Transportation and Mobility Department.

- 7) Discuss the possibility of providing on-street parking along NE 51st Street.
- 8) Discuss options to reduce the glare from vehicle lights from the subject parking lot into the residential windows located to the north of the site.
- 9) Extend values on photometric plans to all property lines pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14.
- 10) Remove the existing parking striping configuration from Sheet L2.0.
- 11) Provide a roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof, as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
- 12) The proposed project requires review and recommendation by the PZB and approval by the City Commission ("CC"). A separate application and fee is required for both PZB review and CC review. The applicant is responsible for all public notice requirements (See ULDR Section 47-27). Note: The City Clerk's office requires 48 hours' notice prior to Commission meeting if a computer presentation is planned (i.e. *PowerPoint*), to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.

GENERAL COMMENTS:

- 13) The City's Vision is to support sustainable infrastructure, consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 14) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 15) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee ("DRC") comments. Prior to routing your plans for Pre-PZB and/or Final DRC sign-off, please schedule a Professional Day Appointment with the project planner (call 954-828-5868) to review project revisions and/or to obtain a signature routing stamp.
- 16) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact John Madden, Chief Building Inspector (954-828-5202) to obtain his signature on the final DRC plan.
- 17) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.

Case Number: ZR15007

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts or dumpsters.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure site plan clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application.
8. Specify on the site plan the storage area for all solid waste and recycling containers and/or compactor(s).
9. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
10. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
11. Containers: must comply with 47-19.4
12. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, smooth surface walkway to accommodate wheeled containers.
13. Draw equipment on plan to show it will fit in trash room or enclosure.
 - a. Please describe equipment to be used for this project.
 - b. Please provide the frequency of service to support the container chosen.
14. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.

15. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
 - o Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
 - Type and size of containers, frequency of service, service provider if known; and
 - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
 - If applicable, please describe whether accessibility gate is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to mduoye@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None

Case Number: ZR15007

CASE COMMENTS:

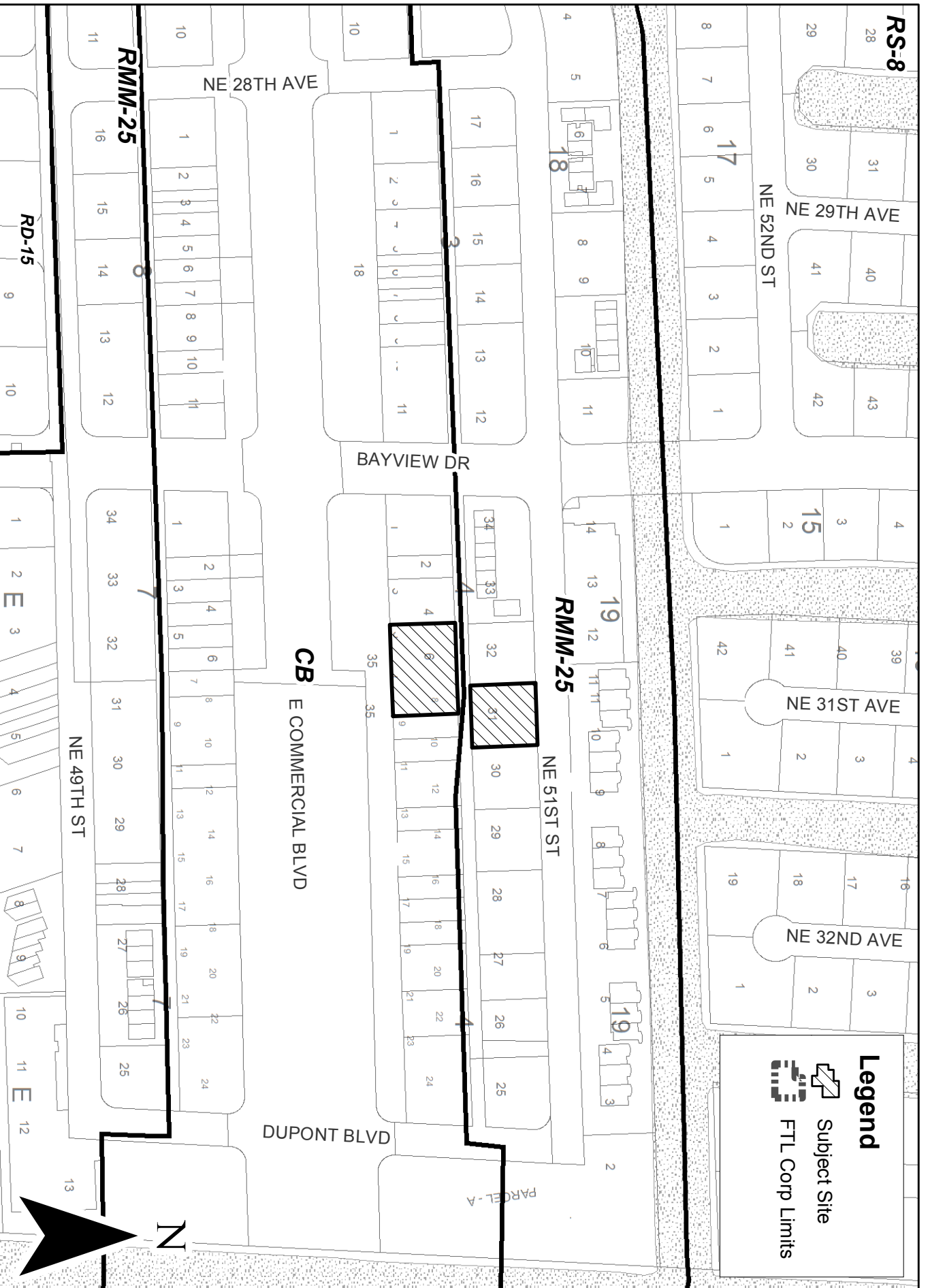
1. Submit a traffic impact study and continue coordinating with the Transportation and Mobility Department (TAM). Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Coordinate with TAM on parking reduction requirements. Please keep in mind this is a 4-6 weeks process as well.
3. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
4. Consider reducing the number of curb cuts in the rear parking lot by reorienting the layout of the parking lot to allow for better internal circulation.
5. Please consider providing on-street parking as well as a 5' minimum width sidewalk along DuPont Blvd.
6. Please provide the dimensions for the alley way on the site plan. Illustrate If one directional.
7. Please provide a 5' minimum width sidewalk pathway along the side of the building that connects across the alley through the rear parking lot to DuPont Blvd.
8. Please ensure all sidewalks are a minimum of 5' wide including all pinch-points and crosswalks.
9. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.
10. Additional comments may be provided upon further review.
11. Signature required.

GENERAL COMMENTS:



Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or ehouston@fortlauderdale.gov to set up an appointment for final plan approval.

2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



Legend

-  Subject Site
-  FTL Corp Limits

ZR15007

Path: J:\DSD\DRCLocation\Maps_16_RM\ArchMap\New\DRC20151208\ZR15007LocMap.mxd

