



CITY OF FORT LAUDERDALE
Department of Sustainable Development
Urban Design & Planning Division
 700 NW 19th Avenue
 Fort Lauderdale, FL 33311
 Telephone: (954) 828-3266
 Fax (954) 828-5858
 Website: http://www.fortlauderdale.gov/sustainable_dev/

DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Required Documentation / Submittal Checklist
- Page 3:** Technical Specifications for Plan Submittal
- Addendum:** DRC 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.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, 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.

<input type="checkbox"/>	Innovative Development (ID)	\$12,760.00
<input type="checkbox"/>	Site Plan Level IV	\$ 4,590.00
<input checked="" type="checkbox"/>	Site Plan Level III	\$ 3,500.00
<input type="checkbox"/>	Site Plan Level II	\$ 2,470.00
<input type="checkbox"/>	Site Plan Level II in DRAC/SRAC-SA	\$ 4,290.00
	<small>(DRAC – Includes all requests for residential units and/or new construction only; SRAC-SA – Includes all new construction and/or changes to existing structures subject to 47-3.6)</small>	
<input type="checkbox"/>	Change of Use Requiring DRC review	\$ 930.00
<input type="checkbox"/>	Parking Reduction <small>(In addition to above site plan fee)</small>	\$ 970.00
<input type="checkbox"/>	Request for Flexibility Units/ Acreage <small>(In addition to above site plan fee)</small>	\$ 60.00

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	2857 East Oakland LLLP
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	7601 Jane Street, Concord, Ontario, Canada, L4K 1X2
E-mail Address	laurie.pandolfo@live.com and joe@omegadevelopments.org
Phone Number	416-877-3661
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Nectaria M. Chakas, Esq. / Lochrie & Chakas, P.A.
Applicant / Agent's Signature	<i>Nectaria Chakas</i>
Address, City, State, Zip	1401 East Broward Boulevard, Suite 303, Ft. Lauderdale, FL 33301
E-mail Address	NChakas@LochrieLaw.com
	954-779-1119
Letter of Consent Submitted	Yes

Development / Project Name	KLA Childcare	
Development / Project Address	Existing: 2857 East Oakland Park Blvd	New:
Legal Description	Lots 6 and 7, Block 17 of CORAL RIDGE GALT ADDITION N0.3, according to the Plat thereof as recorded in Plat Bk 35, Pg 47, of Public Records of Broward Co., FL.	
Tax ID Folio Numbers (For all parcels in development)	494224030510 and 494224030520	
Request / Description of Project	Change of use approval to day care and installation of outdoor play area.	
Total Estimated Cost of Project	\$	(Including land costs)

Current Land Use Designation	COMMERCIAL
Proposed Land Use Designation	COMMERCIAL
Current Zoning Designation	CB
Proposed Zoning Designation	CB
Current Use of Property	RESTAURANT/NIGHT CLUB
Number of Residential Units	N/A
Non-Residential SF (and Type)	7,500 SF
Total Bldg. SF (include structured parking)	7,500 SF
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	NONE	39,242 SF (0.90 AC)
Lot Density	N/A	N/A
Lot Width	N/A	200'
Building Height (Feet / Levels)	150'	27' / 2 levels
Structure Length	N/A	123.4'
Floor Area Ratio	NONE	0.19
Lot Coverage	NONE	7,500 SF
Open Space	20% VUA	24.4%
Landscape Area	N/A	N/A
Parking Spaces	23	24

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [S]	5'	63'
Side [W]	0'	18.8'
Side [E]	0'	57.6'
Rear [N]	0'	0.1'

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner.
- Address verification letter (954-828-5233)
- Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
- Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

- One (1) original set, signed and sealed at 24" x 36"
- Three (3) copy sets, with plans at 24" x 36"
- Five (5) copy sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- Narrative** describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** including project name and table of contents.
- 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.
- Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. *Note: Not required for Change of Use applications.*
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Plans "A" thru "H"** with all elements as listed under Technical Specifications.

A. Site Plan	E. Additional Renderings*
B. Details*	F. Landscape Plans*
C. Floor Plans (typical floor plan may be submitted for like floors)	G. Photometric Diagram*
D. Building Elevations*	H. Engineering Plans*

**Only required for Change of Use applications if proposed changes affect the plans, otherwise latest approved plans from Property Records may be submitted if showing current conditions.*

NOTES:

- All plans and documents must be bound, stapled and folded to 8 ½" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm;
- **Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;**
- If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board, City Commission or final DRC submittal.

Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name _____

Signature _____

Date _____

Staff Intake Review

For Urban Design & Planning Division use only:

Date _____

Received By _____

Tech. Specs Reviewed By _____

Case No. _____

A. SITE PLAN

1. Title Block including project name and design professional's address and phone number
2. Scale (1" = 30' min., must be engineer's scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
 - Current use of property and intensity
 - Land Use designation
 - Zoning designation
 - Water/wastewater service provider
 - Site area (sq. ft. and acres)
 - Building footprint coverage
 - Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
 - Non-residential development: uses, gross floor area
 - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
 - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
 - Building height (expressed in feet above grade)
 - Structure length
 - Number of stories
 - Setback table (required vs. provided)
 - Open space
 - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
 - Open space (in sq. ft.)
 - Landscape area (in sq. ft.)
 - Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
 - Municipal boundaries (as applicable)
 - Zoning designation of adjacent properties with current use listed
 - Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
 - Waterway width, if applicable
 - Outline of adjacent buildings (indicate height in stories and approximate feet)
 - Property lines (dimensioned)
 - Building outlines of all proposed structures (dimensioned)
 - Ground floor plan
 - Dimension of grade at center line of road, at curb, and finished floor elevation
 - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
 - Mechanical equipment dimensioned from property lines
 - Setbacks and building separations (dimensioned)
 - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
 - On-site light fixtures
 - Proposed ROW improvements (ie. bus stops, curbs, tree plantings, etc.)
 - Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
 - Traffic control signage
 - Catch basins or other drainage control devices
 - Fire hydrants (including on-site and adjacent hydrants)
 - Easements (as applicable)

B. DETAILS

1. Provide details of the following (Scale $\frac{1}{4}$ " = 1' min.)
 - Ground floor elevation
 - Storefronts, awnings, entryway features, doors, windows
 - Fences/walls
 - Dumpster
 - Light fixtures
 - Balconies, railings
 - Trash receptacles, benches, other street furniture
 - Pavers, concrete, hardscape ground cover material

C. FLOOR PLANS

1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS

1. All building facades with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)

For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:

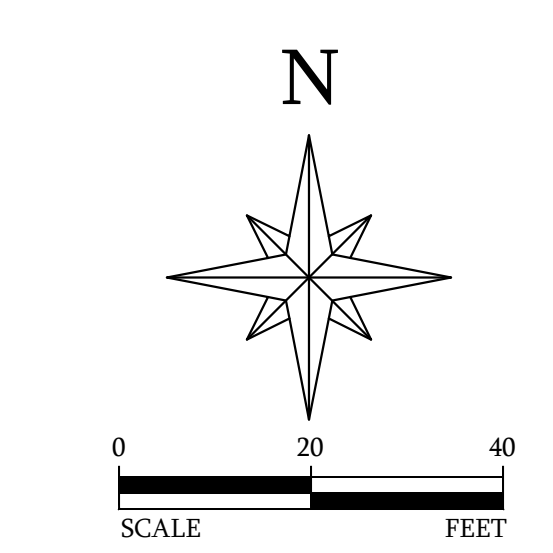
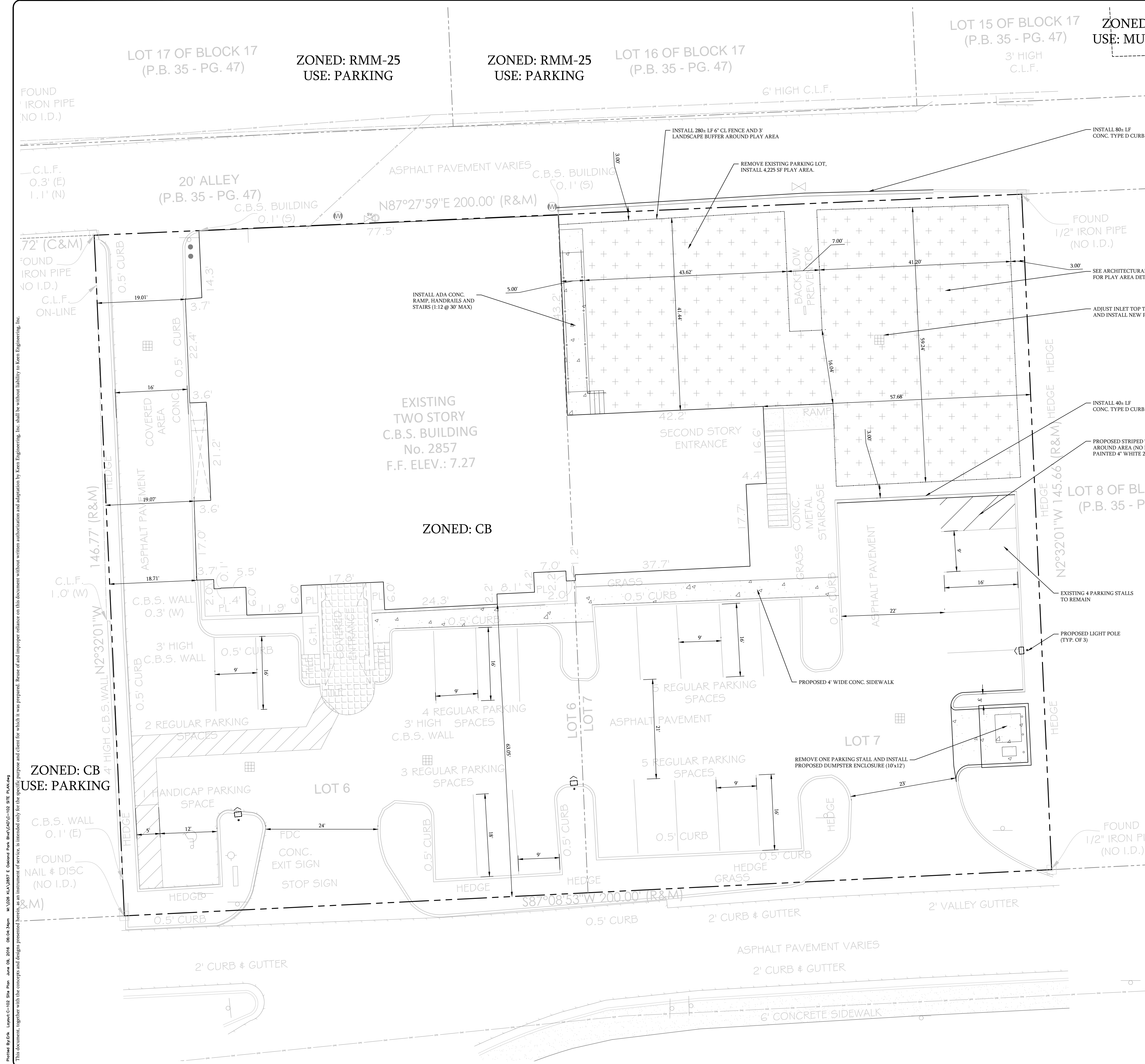
- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

F. LANDSCAPE PLAN

1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional's address and phone number
3. Scale (1" = 30' min, must be engineer's scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
 - Site area (sq. ft. and acres)
 - Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
 - VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
 - Perimeter landscape area (including buffers adjacent to ROW)
 - Interior landscape area (30 sq.ft. per space)
 - Total trees required/provided (1 per 1,000 sq.ft. net lot area)
 - VUA trees required/provided (1 per 1,000 sq.ft. VUA)
 - VUA shade trees required/provided (3" caliper)
 - VUA shade trees required/provided (2-3" caliper)
 - VUA flowering trees required/provided
 - VUA palms required/provided
 - VUA shrubs required/provided (6 per 1,000 sq.ft. VUA)
 - Bufferyard trees (if applicable)
7. Landscape Plan Features (graphically indicated)
 - Property lines
 - Easements (as applicable)
 - Landscape areas with dimensions
 - Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
 - Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
 - Plant list (note species, sizes, quantities and any appropriate specifications)
 - Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
 - Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM

Foot-candle readings must extend to all property lines



**ZONED: CB
USE: COMMERCIAL**

LAND USE DATA	
SITE AREA	0.67 AC. 29242 SF
EXISTING USE	7,500 SF RESTAURANT (NIGHT CLUB)
PROPOSED USE	7,500 SF DAY CARE (169 CHILDREN)
LAND USE	COMMERCIAL
ZONING	CB
ADJACENT ZONING - EAST	CB
ADJACENT ZONING - NORTH	RMM-25
ADJACENT ZONING - WEST	CB
ADJACENT ZONING - SOUTH	CB
WATER/WASTEWATER PROVIDER	CITY OF FORT LAUDERDALE
PARCEL ID #	4942-24-03-0520
F.I.R.M. ZONE (FLOOD PLAIN DESIGNATION)	X AND AE (ELEV. 5)

CB ZONING REQUIREMENTS		
BUILDING SETBACK	REQUIRED	EXISTING/PROPOSED
Front	5'	63'
Side	NONE	18.7' Min.
Rear	NONE	0'
BUILDING HEIGHT	150' Max.	2-Story
BUILDING COVERAGE	NONE	N/A
OPEN SPACE	20% Min. VUA	24.4% (9,594.1 SF)
TOTAL VEHICLE PARKING	1 / 325 SF = 23	24 (includes HC)
HANDICAP PARKING	1	1

- GENERAL NOTES**
- SIGN UNDER SEPARATE SUBMITTAL.
 - HOURS OF OPERATION: 7AM - 6 PM
 - OUTDOOR SPACE REQUIRED: 1,500 SF MIN. OR 50 SF/CHILD (0.5 USABLE) = 4,225 SF MIN.

LEGEND

	PROPOSED PLAY AREA SURFACE (SEE ARCHITECTURAL PLANS)
	PROPOSED CONCRETE

PRINTED BY: E.A. Layout-C-102 Site Plan June 09, 2016 08:04:30pm M:\038 KLA\2857 E Covered Deck Bldg\CAV-102 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by KLA Engineering, Inc. shall be without liability to KLA Engineering, Inc.

LICENSED PROFESSIONAL ENGINEER
ERIK J. WILCZEK
 FL LICENSE NUMBER
58216

NO.	REVISIONS	DATE	BY

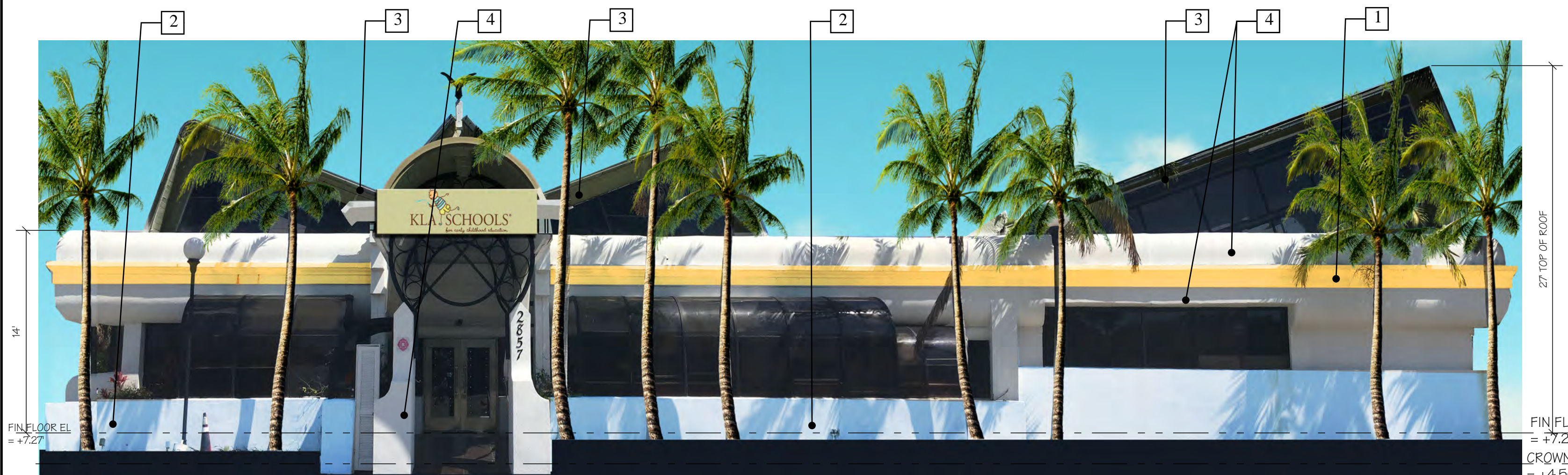
PROJECT # **026-01**
 DATE **04-29-2016**
 SCALE AS NOTED
 DESIGNED BY TZ
 DRAWN BY TZ
 CHECKED BY EW

KLA CHILD CARE
 FORT LAUDERDALE
 BROWARD COUNTY, FL

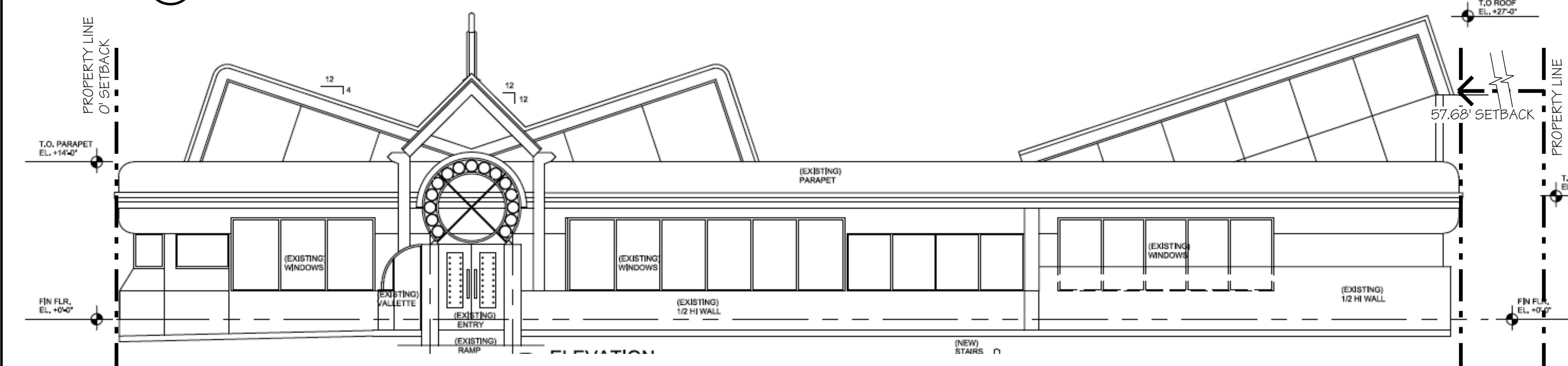
KEEEN Engineering Inc.
 7280 W PALMETTO PARK RD., SUITE 302, BOCA RATON, FL 33433
 PHONE: 561-325-6700 CA#31195

SITE PLAN

SHEET NUMBER
C-102



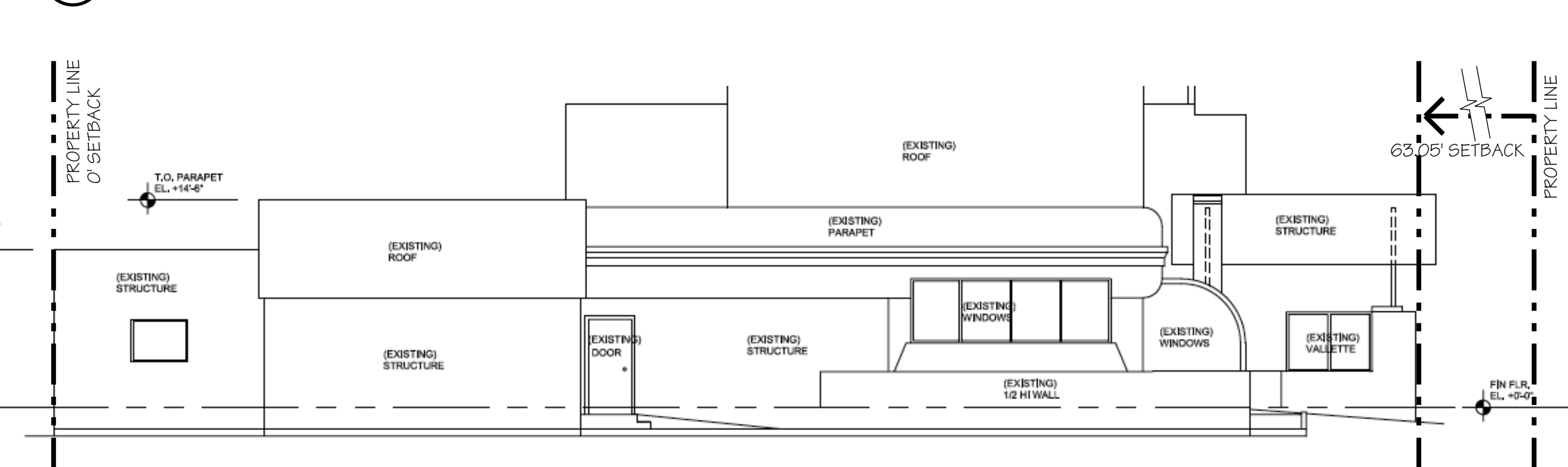
(A) PROPOSED SOUTH ELEVATION NTS



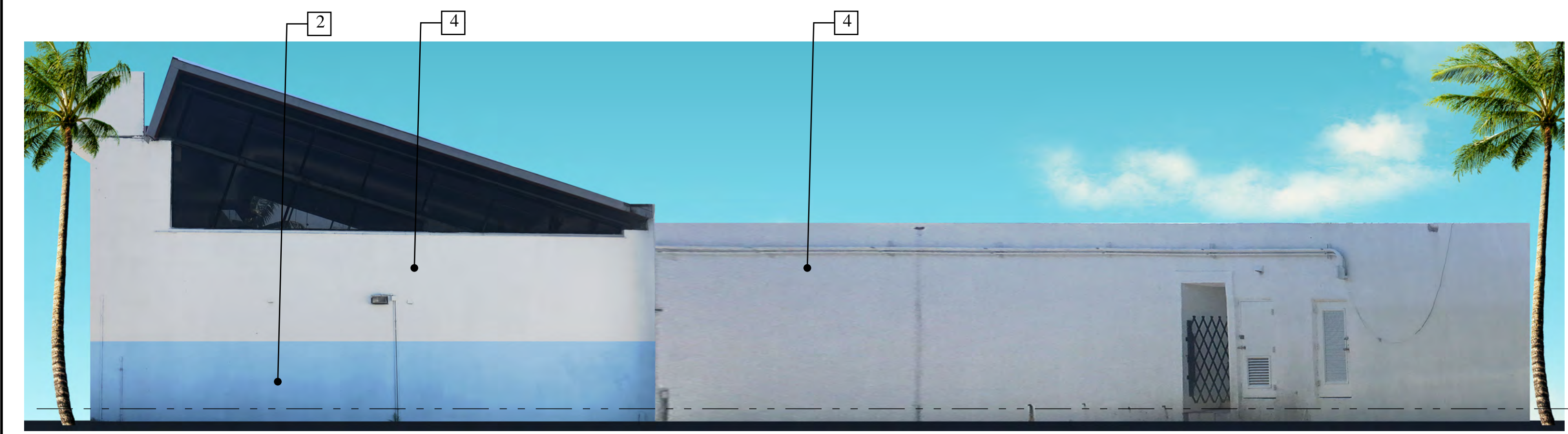
(A) EXISTING SOUTH ELEVATION NTS



(B) PROPOSED EAST ELEVATION NTS



(D) EXISTING WEST ELEVATION NTS

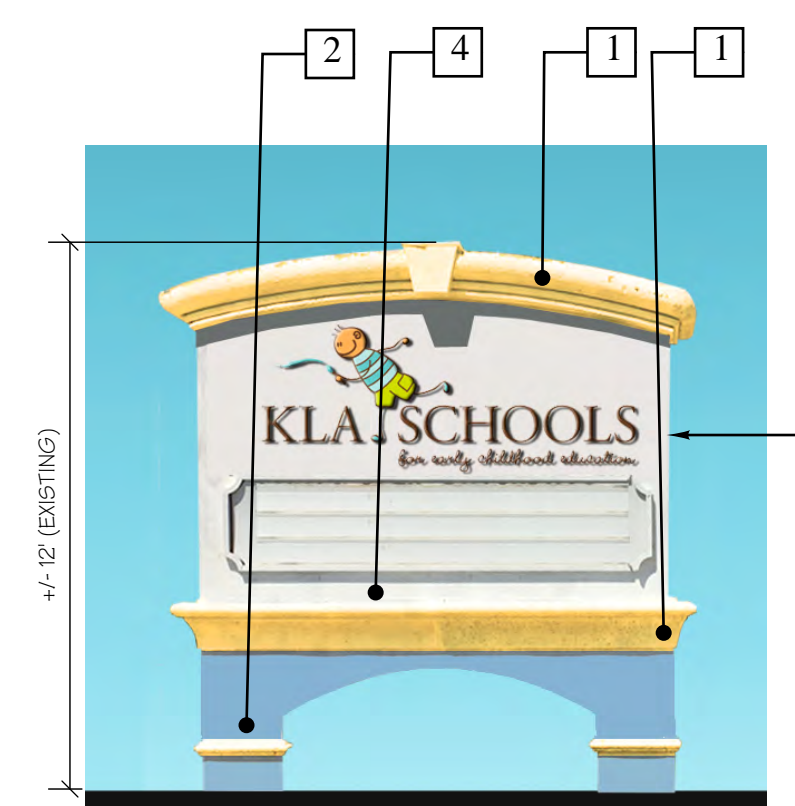


(C) NORTH ELEVATION NTS



(D) WEST ELEVATION NTS

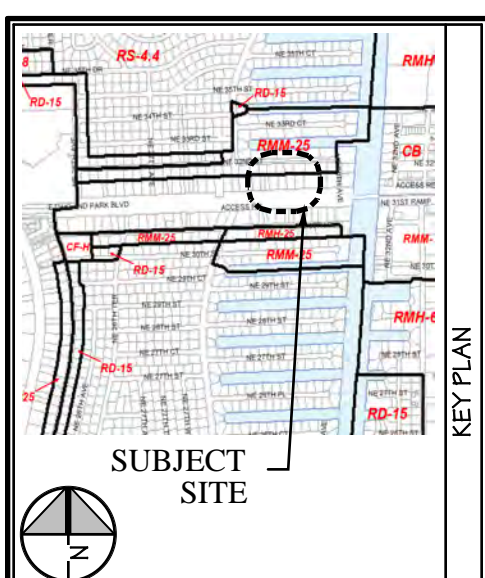
MATERIAL SCHEDULE					
16012				16.05.26	
CATEGORY	MARK	MATERIAL	FINISH	COLOR	MANUFACTURER #
ACCENT	1	STUCCO	PAINT	SUNDANCE	SW 6897
ACCENT	2	STUCCO	PAINT	REGALE BLUE	SW 6801
ACCENT	3	FASCIA	PAINT	GRIZZLE GRAY	SW 7068
WALL FIELD	4	STUCCO	PAINT	INCREDIBLE WHITE	SW 7028



EXISTING SIGN STRUCTURE TO REMAIN, PROPOSED NAME/ID TO BE CHANGED UNDER FUTURE APPLICATION

(E) EXISTING MONUMENT SIGN NTS

NOTE:
EXISTING BUILDING ELEVATIONS TO REMAIN AS-IS, EXCEPT FOR REPAINTING PER INDICATED COLORS,



MARK	DESCRIPTION	DATE
▲		
▲		
▲		
▲		

ARCHITECTURE/PLANNING
MARC WIENER, A.I.A.
AR # 0009416
681 SOUTH FEDERAL HWY, STE 203
BOCA RATON, FLORIDA 33432
561-750-4111 FAX 561-750-9528

SOUTH FLORIDA SCHOOLS, LLC.
1820 SW 3 AVE, STE 202
MIAMI, FLORIDA 33129

KLA CHILDCARE
FORMER 'THE CHASE' RESTAURANT
INTERIOR IMPROVEMENT

2857 EAST OAKLAND PARK BOULEVARD
FORT LAUDERDALE, FLORIDA

JOB NUMBER	16012
SCALE	AS NOTED
PROJECT DATE	
ISSUE DATE	16.02.09
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A3.01

© MARC WIENER, A.I.A.

June 10, 2016

Owner: 2857 East Oakland LLLP
Site Address: 2857 East Oakland Park Boulevard
Project Name: KLA Childcare
Prepared by: Christina J. Stine

ADEQUACY REQUIREMENTS
NARRATIVE

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.

Response: Applicant's building is an existing 2 story structure and is not expected to interfere with the City's communication network.

C. *Drainage facilities.* Adequacy of stormwater 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.

Response: Site will provide adequate storm water retention and the necessary application shall be made to Broward County for approval of the Project's stormwater management facilities. The existing drainage system will not be modified other than to field adjust an inlet to proposed grade within the proposed play area. The proposed post condition will have less impervious surface. Therefore, the existing drainage system is not negatively impacted by the proposed development.

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 well field protection which ordinances are incorporated herein by reference:

a. Broward County Ordinance No. 89-6.

Response: N/A. This Ordinance addresses Natural Resource Areas. The Property is not designated as a Natural Resource Area. Therefore, this ordinance is not applicable.

b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

Response: N/A. This section of the Broward County Land Development Code addresses Trafficways (not environmentally sensitive lands).

Owner/Applicant: 2857 East Oakland LLLP
Site Address: 2857 East Oakland Park Blvd
Project Name: KLA Childcare

c. Broward County Ordinance No. 84-60.

Response: N/A. This Ordinance addresses potable water supply and wellfield protection. The Property is not designated nor is it located near a wellfield zone.

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

Response: N/A.

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.

Response: Water mains exist adjacent to the site's north property line, and currently serve the site with a fire service with a double detector backflow preventer. No change to the existing fire service is proposed. The existing fire line/service will remain and continue to service the site.

F. Parks and open space. *New park impact fee ordinance adopted in June 2006.*

Response: Applicant will be paying the required park impact fees prior to issuance of building permit.

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.

Response: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

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.

Owner/Applicant: 2857 East Oakland LLLP
Site Address: 2857 East Oakland Park Blvd
Project Name: KLA Childcare

Response: A water main exists adjacent to the site located within the southern half of the 20' wide alley. The City currently provides water and sewer service to the site. The proposed use requires less water demand than that of the current use. Therefore, the current water service are expected to meet the needs of the proposed use. Potable water connects to the existing water main in the alley adjacent to the building's north façade.

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.

Response: Existing sanitary sewer ties into the existing 8" sanitary sewer in the alley on the north side of the Project. The City provides sanitary service for the current use. The proposed use requires less water demand than that of the current use. It is expected that there will be adequate capacity in these mains and the treatment plant to serve the site, and capacity letters will be obtained from Public Works confirming same.

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.

Response: N/A.

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.

Response: The current waste hauler will continue to provide waste services to the site. A dumpster and enclosure are located on the southeast side of the site.

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

Response: The existing drainage system will not be modified other than to field adjust an inlet to proposed grade within the proposed play area. The proposed post condition will have less impervious

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Project Name: KLA Childcare

surface. The existing system drains to internal catch basins and the flow patterns will remain unchanged. Therefore, the existing drainage system is not negatively impacted by the proposed development and will continue to serve the site as originally permitted.

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.

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.

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.

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 traffic ways 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 traffic ways.

iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, 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.

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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.

Response: Applicant's traffic consultant, Thomas A. Hall, prepared a traffic impact statement dated May 12, 2016, which was transmitted to the Transportation and Mobility Department..

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 Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: All sidewalks are currently existing within right-of-way.

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.

Response: A sidewalk has been added along the south façade of the building to allow safe pedestrian access to the building from the parking in front and side of the building.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess 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.

Response: The two access points to and from Oakland Park Boulevard will remain and one access point to the alley will remain. A second access point is being eliminated by the new proposed outdoor play area.

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.

Response: Acknowledged.

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

Owner/Applicant: 2857 East Oakland LLLP
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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.

Response: See landscape plans.

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.

Response: Existing sanitary sewer ties into the existing 8” sanitary sewer in the alley on the north side of the Project. The City provides sanitary service for the current use. The proposed use requires less water demand than the current use. Therefore, the current sanitary sewer service is expected to be adequate to serve the proposed use. No sewer easements are required for the proposed use change.

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.

Response: N/A. The proposed non-residential use does not provide prepackaged food or beverages for off-site consumption.

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.

Response: The site is currently a night club and parking lot and not listed on any historical resources maps.

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.

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Response: N/A. Project is not located east of the Intracoastal Waterway.

Owner: 2857 Oakland Park LLLP
Project: KLA Childcare
Location: 2857 East Oakland Park Boulevard

June 10, 2016

Narrative
Conditional Use Criteria

Sec. 47-24.3. - Conditional use permit requirements.

E. *Criteria.* The following review criteria shall be applied in considering an application for a conditional use permit:

1. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3

Response: The Applicant has provided a separate narrative addressing the Neighborhood Compatibility criteria of the code.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

Response: The Applicant submitted a traffic impact statement addressing traffic impacts. The traffic impact statement shows that the roadway network will continue to operate at an acceptable level. (See traffic statement dated May 12, 2016).

3. The applicant must show and it must be found by the reviewing body that the following have been met:
 - a. The location of the use or structure is not in conflict with the city's comprehensive plan;

Response: The Property is designated "Commercial" according to the City's Comprehensive Plan, which permits community facilities and schools like the proposed Project.

- b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure;

Response: The Applicant is providing several improvements which reduce any impact of permitting the use or structure:

- **Sidewalk. A new sidewalk will be provided along the front of the building facing Oakland Park Boulevard on the south side of the development site.**
- **Driveway. The Applicant is proposing to reduce the number of driveways from the alleyway on the north side of the Property. Instead of two access driveways, there will be only one since the Applicant is closing off the easternmost access way in order to create an outdoor play area.**

- **Landscaping.** The entire site will be attractively landscaped with a mixture of palm trees and ground cover.

c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure;

Response: The Project incorporates the following on-site improvements which minimize adverse impacts as a result of permitting the use or structure:

- **Access points are limited to two on the frontage road along Oakland Park Boulevard and one along the alleyway located at the rear of the Property.**

d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located;

Response: The Project is located in the Community Business zoning district and is located in an area which is characterized by a mixture of commercial uses with multifamily residential uses to the north.

e. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties.

Response: The subject use is consistent with the pattern of development in the area and is a considerable improvement from the allowed and historical use as restaurant/night club.

16.05.25

GENERAL PROJECT NARRATIVE

KLA CHILDCARE CENTER REDEVELOPMENT OF FORMER 'CHASE' RESTAURANT 2857 East Oakland Park Boulevard

Narrative describing project specifics, to include but not limited to: architectural style, important design elements, trash disposal systems, etc.

1. Architectural Style/Design

It is the intention of the development team to re-purpose the existing 1-story building and predominant portions of the parking and landscape areas of the site. The site is 0.9 acres, the building is +/-7,500 sf and no additions are proposed. The previous uses of the building was, for the most part, restaurant and entertainment and over the years had been renovated a number of times. The interior configuration will be completely gutted and renovated to accommodate the proposed Childcare use as per the submitted floor plan. The distinctive existing exterior elements and massing will be kept intact, however the building colors will be re-worked to more appropriate for the proposed use.

The most significant modification to the site will be the conversion of a portion of the existing parking area to the proposed outdoor play area. This will be a fenced playground with various pieces of playground equipment. The existing asphalt will be covered with artificial turf and landscape buffers will be introduced around the perimeter of the playground.

2. Trash/Loading

The trash enclosure is existing at the rear parking area just off of the rear alley, and will remain as-is. Minimal loading is anticipated, and will be accomplished at the rear service alley.

Applicant: 2857 East Oakland LLLP
Project: KLA Pre-School
Location: 2857 East Oakland Park Boulevard

June 10, 2016

NEIGHBORHOOD COMPATIBILITY NARRATIVE
ULDR § 47-25.3

Sec. 47-25.3. Neighborhood compatibility requirements.

A. The neighborhood compatibility requirements are as follows:

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

Response: Applicant has provided a separate point-by-point narrative addressing the Adequacy Requirements.

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

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.

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.

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.

Response: To the extent any DNRP permits are needed, Applicant will apply and obtain such permits.

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.

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) foot candle on any abutting residential property except as provided in subsection iii. of this subsection a.

Response: Acknowledged, and Applicant will comply.

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.

Response: N/A. There is not expected to be any adverse effects from lighting.

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.

Response: The Applicant's parking lot is an existing and legal nonconforming parking lot.

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.

Response: *N/A. The site does not abut residential a residential area.*

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.

Response: *N/A. Although this is not applicable because there are no abutting or vacant residential zoned property, the project has placed the dumpster at the south end of the site within an enclosure.*

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.

Response: *N/A.*

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.

Response: *N/A. The Property is not contiguous to residential property, as defined by the City's code, because the properties across the alley are used as parking lots.*

d. *Bufferyard 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.

Response: *N/A. The Property is not located contiguous to residential property.*

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, 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.

Response: The neighborhood is characterized by a mixture of commercial uses fronting Oakland Park Boulevard and multifamily residential uses located to the north of the adjacent alley. The proposed use of the Property for as a child day care facility is compatible with the existing commercial uses in the area. In an effort to mitigate any perceived adverse impacts such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods, the project incorporates the following improvements or modifications:

1 - Parking. The project provides all of its required parking onsite.

2 - Driveways. Primary access to the building is along Oakland Park Boulevard, with secondary access provided on north side of the Property via a 20' alley.

3 - Landscaping and sidewalks. The Applicant is proposing to upgrade the landscaping along the perimeter of the project to further complement the neighborhood. The landscaping consists of a mixture of palm trees and ground vegetation, and will be maintained by the Applicant.

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.

Response: While there is no adopted master plan for this area, the Applicant has incorporated design elements to make this a more pedestrian-friendly environment. For instance, the neighborhood will be greatly improved through the installation of a new sidewalk, new landscaping and deletion of a driveway on the north side of the Property.



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: JULY 12, 2016

Applicant/Project: 2857 East Oakland LLLP / KLA Childcare

Case Number: R16033

Request: Site Plan Level III Review: Child Day Care Facility, Large

Location: 2857 E Oakland Park Boulevard

Zoning: Residential Multifamily Mid Rise / Medium High Density (RMM-25)

Land Use: Commercial

Project Planner: Eric Engmann

Case Number:
R16033_Airport

CASE COMMENTS:

Please provide a response to the following:

1. NONE – Signature NOT required

Case Number: R16033

KLA Childcare – Child Day
Care Facility, Large

**2857 E Oakland Park
Boulevard**

CASE COMMENTS:

A. Prior to Planning and Zoning Board Meeting sign-off, please provide a written response to the following Comments 1 through 18:

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 Daniel Lizarazo at 954-828-6982 or dlizarazo@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Alia Awwad, P.E. at 954-828-6078 or aawwad@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 816 / E Oakland Park Boulevard Access Road – 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. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. at 954-828-6078 or aawwad@fortlauderdale.gov.
5. Proposed driveway approach to SR 816 / E Oakland Park Boulevard Access Road: Show and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plans, and Civil Plans.
6. Consider relocation of existing Backflow Preventor such that it's closer to the northern property boundary / 20' Alley south Right-of-Way boundary.
7. Sheet C-102: Review potential to provide narrower 12' to 14' driveways at 1-way ingress / egress points to minimize pedestrian / vehicular conflicts, with flare outs internally on-site to meet requirements of ULDR Section 47-20.11. Discuss the possibility of changing driveway access point near southeast corner to 1-way ingress only, and changing driveway access points near southwest and northwest corners to 1-way egress only.

8. Sheet C-102: Discuss possibility of narrowing existing asphalt pavement area, between building and west property boundary, to 12' wide and changing vehicular travel direction to 1-way egress only.
9. Sheet C-102: Discuss possibility of shifting ADA parking stall such that it's adjacent to the Existing Two-Story Building, just west of the Covered Entrance.
10. Sheet C-102: Discuss possibility of widening substandard Drive Aisle widths to 24' adjacent to 90 degree parking stalls: where not labeled but appears to be 20' (East-West Drive Aisle), where labeled 21' (East-West Drive Aisle), and where labeled 22' (North-South Drive Aisle). Near southeast corner of Existing Two-Story Building, consider locating new concrete sidewalk so that it's immediately adjacent (i.e. no gap) to the building, to help with the effort to widen the 21' Drive Aisle.
11. Sheet C-102: Label existing East-West Drive Aisle, just east of Covered Entrance, and extend landscaping island to north edge of Drive Aisle.
12. Sheet C-102: Discuss possibility of shifting proposed Dumpster to where existing ADA parking stall is located (southwest corner of parking lot), converting proposed Striped Turn Around to parking stall, and adding 3'-wide vehicle back-out pavement on north side of North-South Drive Aisle.
13. Sheet C-102: Discuss possibility of providing pedestrian sidewalk access to the proposed development, along SR 816 / E Oakland Park Boulevard Access Road from the existing ADA curb ramp located just southwest of the property (i.e. in raised median island). Coordinate with FDOT as required.
14. 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 parking lot – a minimum 12' x 22' area for each vehicle to be accommodated for stacking; coordinate with gate access if appropriate.
15. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
16. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets (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](#).
17. Coordinate with Stephanie McCutcheon at 954-828-5054 or smccutcheon@fortlauderdale.gov regarding trash and solid waste disposal, dumpsters, and recycling; please note that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
18. Provide drainage pipes to drain structural soil (per Silva Cell specifications) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.

B. Prior to Final DRC Engineering review and sign-off, please provide a written response to the following Comments 19 through 32:

19. 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.

20. 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.
21. 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 per City's Code of Ordinances Chapter 14 – Floodplain Management, including [Ord. No. C-14-26](#).
22. 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.
23. 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.
24. 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). Please be advised that ADA van accessibility for structured parking garages (including automated parking) shall be provided as appropriate; the vertical clearances within parking garages shall be sufficient to accommodate the taller specialized ADA vehicles.
25. Show utilities on the landscaping plans for potential conflict.
26. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
27. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.

28. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
29. Prepare a preliminary staging storage 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 construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses.
30. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Right-of-Way / Easement Dedication / Vacation Exhibit
 - b. Maintenance Agreement Area Exhibit
 - c. Revocable License Area Exhibit
31. 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.
32. Prior to Final DRC sign-off, document with digital photos (including Key Map) and/or videos of the existing condition of the City's Right-of-Way adjacent to the proposed development. Photos and/or videos should include vantage points of the entire City Right-of-Way frontage adjacent to the proposed development, from both directions along City roadways and/or alleys, as well as of any other notable existing features.

C. Prior to Engineering Permit Approval, please respond to Comments 33 through 44:

33. 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.
34. 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.

35. 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 Dogniaux 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.

36. 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.
37. 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.
38. 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 NF.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.
39. 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.
40. 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).
41. 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.
42. 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.
43. 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.
44. 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.

Case Number: R16033 Fire

CASE COMMENTS:

Please provide a response to the following:

1. Fire hydrant location with-in 100 feet of FDC.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. No comment

Please consider the following prior to submittal for Building Permit:

1. No comment

Case Number: R16033

CASE COMMENTS:

Please provide a response to the following prior to submittal for Final DRC:

1. Provide adjusted landscape plans in accordance with Engineering and Planning site re-configuration comments.
2. The existing perimeter hedge is not in good condition and must be replaced. This must be a continuous planting.
3. This property is subject to at least the retroactive landscaping requirements as per ULDR 47-21.12.G. The existing vehicular use area must now meet at least 50 percent of the current requirements. Consider this when revising plans to include Engineering and Planning site re-configuration comments.
4. Provide street trees along the length of the property abutting the street, planted in area located between the roadway and the property line. Street trees are provided at one tree per 40 linear feet of street frontage or greater fraction thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, street trees may be small trees provided at one per 20 linear feet. Half of the required trees must be shade trees, and the remaining may be flowering or palm trees. Trees are to be a minimum of 12', and palms must have a minimum clear trunk to allow for sight and pedestrian clearance.
5. Fences facing the street are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5C.
 - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
 - b. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
 - d. Please specifically note and illustrate this on plans.
6. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22.E.3.
 - a. This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b. Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c. Irrigation shall be from a permanent water source.
 - d. Please clearly note and illustrate all of the above on plan.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following prior to submittal for Building Permit:

7. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
8. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
9. Provide irrigation plan illustrating an automatic system which provides 100% coverage, 50% overlap and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.
10. 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: R16033

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>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) 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 at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) The proposed project requires review and approval by the Planning and Zoning Board. A separate application and fee is required for PZ Board submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
- 5) This application is subject to the Public Participation requirements of Unified Land Development Regulations (ULDR) Sec. 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.

- 6) Discuss circulation issues with the Engineering Representative.

- 7) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations (“ULDR”), Section 47-25.3.A.3.a and 47-20.14.
- 8) Consider relocating the dumpster to a less visible location on the property.

GENERAL COMMENTS:

The following comments are for informational purposes.

- 9) 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.
- 10) 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 plans.
- 11) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.

July 12, 2016

Case Number: R16033 KLA Childcare
2857 E. Oakland Park Blvd.

CASE COMMENTS:

Please provide a response to the following:

1. All entry / exit doors should be solid, impact resistant or metal.
2. All entry and exit doors should be equipped with a secondary deadbolt system.
3. All exterior glazing should be impact resistant.
4. All rooms, especially those holding children, should be equipped with door locks that can be locked from the inside of the room. This will provide a security barrier to protect the children and staff in case of an intruder or an active killer event (Critical Events) on site.
5. The facility should provide for a single entry point to manage access from visitors, parents and the general public.
6. The door from the lobby into the rest of the facility should be access control and should be solid, impact resistant or metal.
7. Bathroom doors locks should be equipped so that staff members may lock the door from the inside as to provide another security barrier in case of a Critical Event.
8. The reception counter should provide for the safety of the staff by means of a physical barrier between the staff and the general public.
9. All rooms holding or housing children should be wired for telephone access for emergency communication.
10. The building should be equipped with an intercom and announcement system covering all rooms and exterior activity areas (Playgrounds).
11. The facility should be equipped with a Closed Circuit TV (CCTV) system that covers the entry and exit points, lobby, any cash management or storage area, playgrounds and the parking lot.
12. There should be access control features to restrict access to areas occupied by children or designated for children activities.
13. The facility should be equipped with an intrusion alarm and a silent "Panic" alarm for police response. The alarm should have battery back-up and or cellular back-up features.
14. All exterior doors should be access controlled.
15. Main entry door at the single entry point should be remotely access controlled by the reception staff and be cover by the CCTV system to allow staff to view the individual prior to granting entry into the facility.

 **CITY OF FORT LAUDERDALE**
DRC COMMENT REPORT

Division: POLICE
Member: Detective C. Colon
ccolon@fortlauderdale.gov
954-828-4964

GENERAL COMMENTS:

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction.
Please submit comments in writing prior to DRC sign off.

Case Number: R16033

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.
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. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. 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).
6. Consult Case Planner regarding relocation of dumpster enclosure on site plan.
7. 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.
8. Containers: must comply with 47-19.4
9. 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, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@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

 **CITY OF FORT LAUDERDALE**
DRC COMMENT REPORT

Division: TRANSPORTATION & MOBILITY

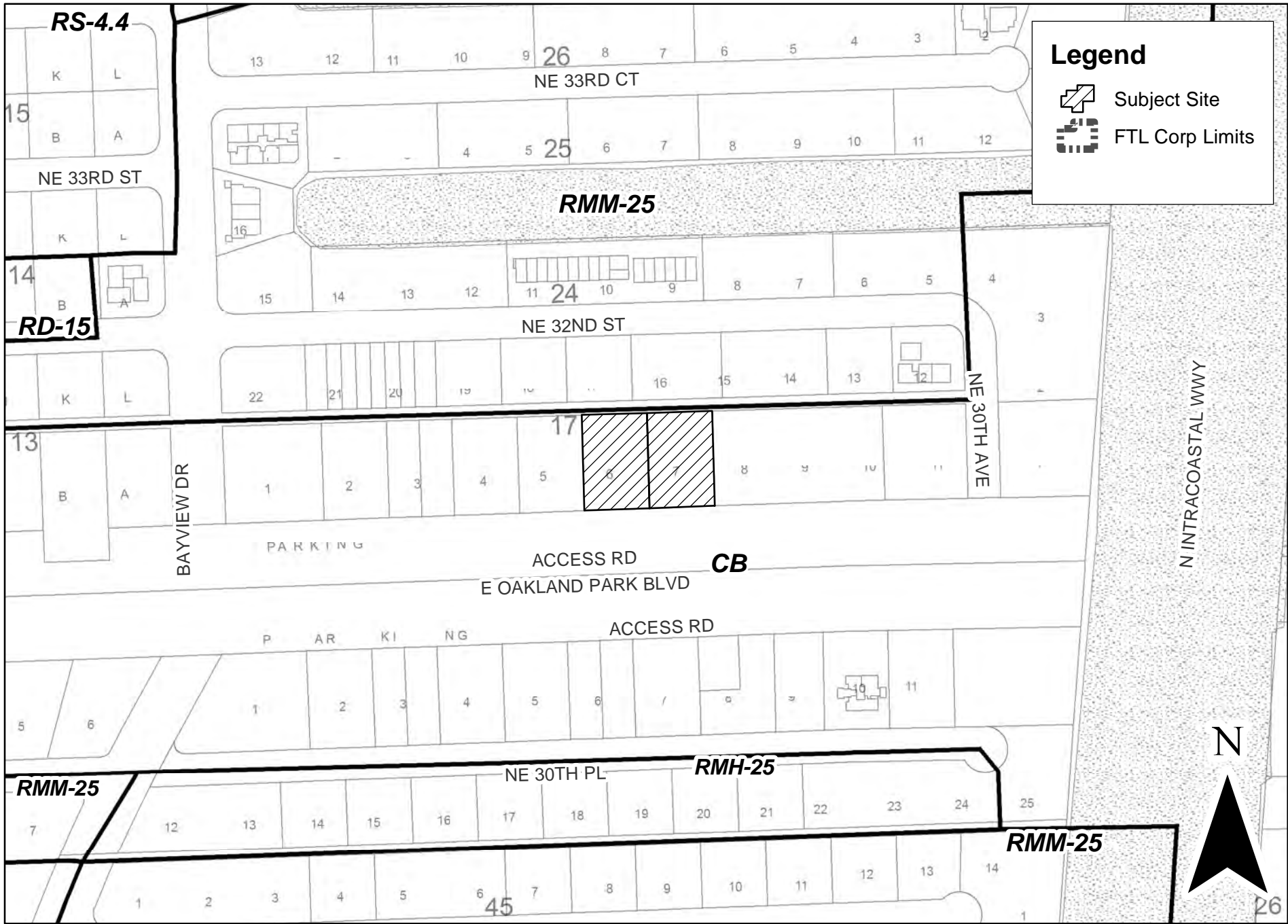
Member: Alia Awwad
aawwad@fortlauderdale.gov
954-828-6078

Case Number:
R16033

CASE COMMENTS:

Please provide a response to the following:

TRANSPORTATION COMMENTS MAY BE FORTHCOMING



R16033

