



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 checked="" type="checkbox"/>	Site Plan Level IV	\$ 4,590.00
<input 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 checked="" 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	RZ 17003
Date of complete submittal	1-20-17

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

Property Owner's Name	2980 Investments LLC
Property Owner's Signature	<i>[Signature]</i> <small>If a signed agent letter is provided, no signature is required on the application by the owner.</small>
Address, City, State, Zip	6300 NE 1st Avenue, Suite 100, Fort Lauderdale, FL 33334
E-mail Address	cary@diversifiedcos.com
Phone Number	954-776-1005
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

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

Development / Project Name	2980 Restaurant & Retail
Development / Project Address	<u>Existing:</u> 2980 2990, 2960 N Federal Highway <u>New:</u> 2980, 2990 N Federal Highway
Legal Description	Lots 4 and 5, Block 66, and a portion of Lot 2, Block 61 CORAL RIDGE GALT ADDITION NO. 1, Plat Book 31, Page 37 (see full legal description attached)
Tax ID Folio Numbers (For all parcels in development)	494225044560, 494225044570, 494225045130, 494225045140
Request / Description of Project	Site Plan Level IV, Rezoning from RMM-25 to Exclusive Use X-P with Commercial Flex Allocation, Alley Vacation
Total Estimated Cost of Project	\$ 2,750,000 <i>(Including land costs)</i>

Current Land Use Designation	Commercial/Medium High 25
Proposed Land Use Designation	Commercial/Medium High 25
Current Zoning Designation	B-1 Boulevard Business/RMM-25 Residential Multifamily Mid-Rise
Proposed Zoning Designation	B-1 Boulevard Business/X-P Exclusive Use Parking Lot with Flex Allocation
Current Use of Property	Vacant
Number of Residential Units	N/A
Non-Residential SF (and Type)	N/A
Total Bldg. SF <i>(include structured parking)</i>	7,565 square feet
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	N/A	46,141 total square feet
Lot Density	N/A	N/A
Lot Width	N/A	143 feet (varies)
Building Height (Feet / Levels)	150 feet	21 feet
Structure Length	N/A	85 feet
Floor Area Ratio	N/A	7,565/46,141 = 0.164 FAR
Lot Coverage	N/A	16.4%
Open Space	N/A	38,575 square feet
Landscape Area	7,723 square feet	7,729 square feet
Parking Spaces	69	70

Setbacks <i>(indicate direction N,S,E,W)</i>	Required	Proposed
Front [W]	5 feet	20.0 feet
Side [N]	none	1.0 feet
Side [S]	none	32.5 feet
Rear [E]	15 feet	194.5 feet

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 1/2" 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.

<p>Applicant's Affidavit I acknowledge that the Required Documentation and Technical Specifications of the application are met:</p> <p>Print Name <u>Cary Goldberg</u></p> <p>Signature </p> <p>Date <u>11-20-17</u></p>	<p>Staff Intake Review For Urban Design & Planning Division use only:</p> <p>Date _____</p> <p>Received By _____</p> <p>Tech. Specs Reviewed By _____</p> <p>Case No. _____</p>
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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 ¼" = 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 setbacks 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

2980 RETAIL / RESTAURANT BUILDING

2980-2990 NORTH FEDERAL HWY

FORT LAUDERDALE, FL 33306

DTI PROJECT # : 16021.01

DRC SUBMITTAL



DTI
DesignTech
International
Associates, Inc. AA26001933
Architecture • Planning • Interior Design
14125 N.W. 80th Ave, Suite 303
Miami Lakes, FL 33016
T: 786-235-9097
F: 305-362-4420
dtiinfo@dtiarchitect.com
www.dtiarchitect.com

Carlos Pizarro, R.A.
AR - 0013079

OWNER:
2980 INVESTMENTS LLC
6300 NW 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33334
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

DEVELOPER:
DIVERSIFIED COMPANIES
6300 NW 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33334
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

PROJECT:
2980 RETAIL / RESTAURANT BUILDING
2980-2990 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33306

Job Number: 16021.01
File name:
Issued Date: 01/17/17
Drawn by: MV/AMV
Checked by: CC / CP

SHEET NAME
COVER SHEET

SHEET NUMBER
A-0.0

OWNER

2980 INVESTMENTS LLC
6300 NW 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33334
954.776.1005 EXT 203
WWW.DIVERSIFIEDCOS.COM

DEVELOPER

DIVERSIFIED COMPANIES
6300 NW 1ST AVE, SUITE 100 FORT LAUDERDALE, FL 33334
954.776.1005 EXT 203
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ARCHITECT

DESIGN TECH INTERNATIONAL ASSOC., INC.
CARLOS PIZARRO, R.A. AR - 0013079
14125 NW 80TH AVENUE
SUITE 303 MIAMI LAKES, FL 33016
786.235.9097 CPIZARRO@DTIARCHITECT.COM
WWW.DTIARCHITECT.COM

ELECTRICAL / MECHANICAL / PLUMBING

BUCHANAN P.E. CONSULTING INC.
RAJA BUCHANAN
6191 W. ATLANTIC BLVD. SUITE # 2
MARGATE, FL 33063
954.590.3300

CIVIL ENGINEER

GRACE ENGINEERING
JOHN FLYNN
5311 SW 87TH AVENUE
COOPER CITY, FL 33328
954.558.9628

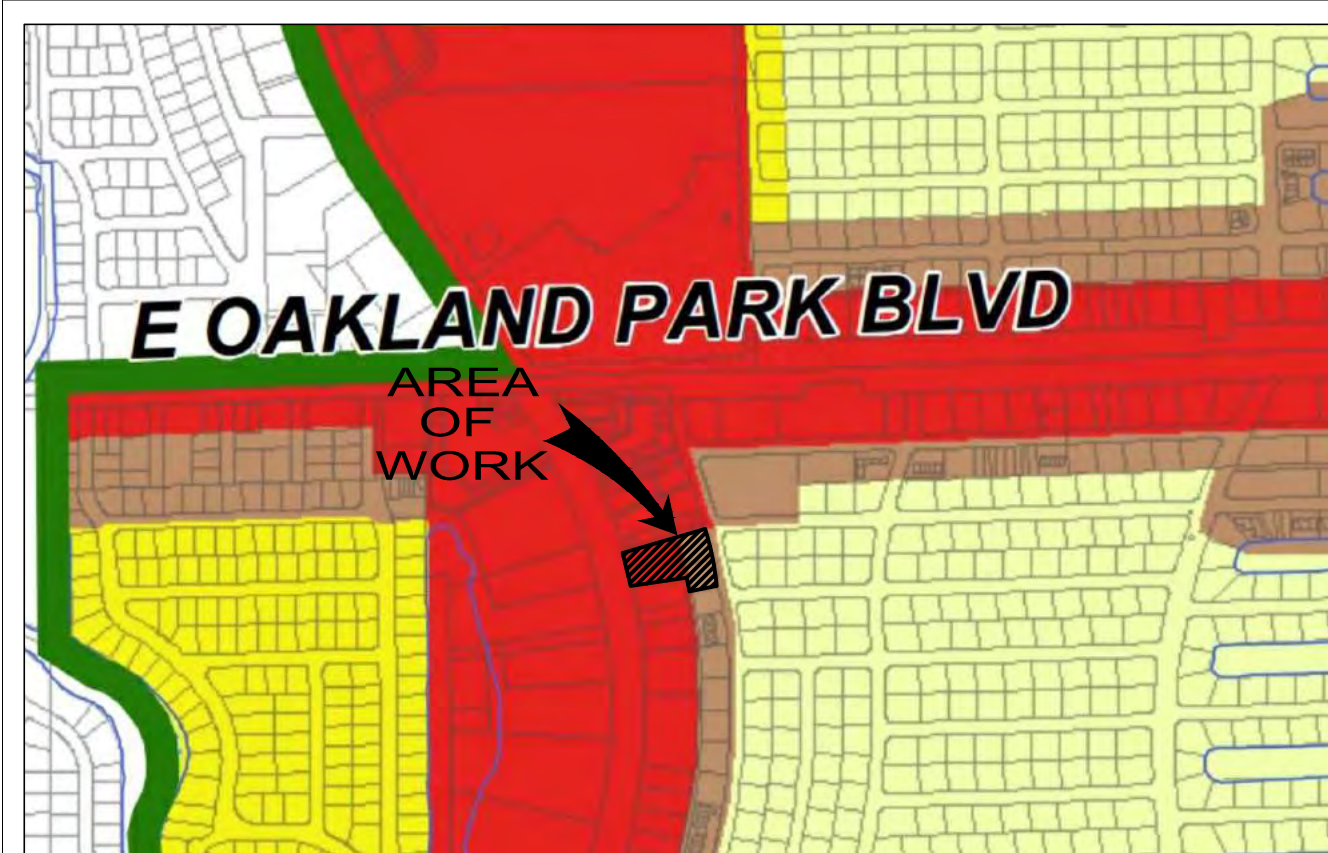
LANDSCAPE ARCHITECT

M.L.A. GROUP, INC.
SCOTT MACLURE
1016 NE 45TH ST
OAKLAND PARK, FL 33334
954.763.4071

LOCATION MAP:



PROPOSED SITE
SITE MAP
SCALE: NTS



PROPOSED SITE
COMMERCIAL
MEDIUM HIGH 25
LAND USE & ZONING MAP
SCALE: NTS

INDEX OF DRAWINGS:

A-0.0 COVER SHEET
A-0.1 AERIALS VIEWS
SV-1 BOUNDARY AND TOPOGRAPHIC SURVEY
PB-1 PLAT NOTES & SPECS
PB-2 PLAT NOTES & PLAN

LANDSCAPE

L-1 LANDSCAPE PLANTING PLAN
L-2 EXISTING TREE DISPOSITION PLAN
L-3 LANDSCAPE DETAILS AND SPECIFICATIONS

ARCHITECTURE

SP-1.0 SITE PLAN
A-1.0 PROPOSED FLOOR PLAN
A-2.0 PROPOSED ROOF PLAN
A-3.0 PROPOSED ELEVATIONS
A-3.1 PROPOSED ELEVATIONS
A-4.0 PROPOSED COLOR ELEVATIONS
A-4.1 PROPOSED COLOR ELEVATIONS

M.E.P

PH-1 SITE PHOTOMETRIC PLAN

CIVIL

C-1.0 PROPOSED FIRE TRUCK TURNING PLAN
C-2.0 PROPOSED GARBAGE TRUCK TURNING PLAN

PROJECT DESCRIPTION:

THE CONSTRUCTION OF A NEW SINGLE STORY 7565 S.F. COMMERCIAL BUILDING AT 2980 NORTH FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA. THIS BUILDING WILL CONTAIN 2 TENANTS, A 5,100 S.F. RESTAURANT AND A 2,465 S.F. FURNITURE STORE. OPEN AIR PARKING TOTALING 70 PARKING SPACES ARE BEING PROVIDED.

WITH THIS SUBMISSION WE ARE REQUESTING THE DEVELOPMENT REVIEW COMMITTEE TO REVIEW OUR APPLICATIONS FOR SITE PLAN LEVEL IV, REZONING OF THE RMM-25 PORTION OF SITE TO AN X-P ZONE, AND FOR A RIGHT OF WAY VACATION.

LEGAL DESCRIPTION:

PARCEL 1: LOTS 4 AND 5, BLOCK 66, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225045130 AND 494225045140)

TOGETHER WITH A PARCEL OF LAND LYING WITHIN LOT 2, BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS: ON THE SOUTH BY A LINE PARALLEL TO AND 141 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF MID LOT 2; ON THE WEST BY THE WEST BOUNDARY OF SAID LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 208 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 2; AND ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT 2. (FOLIO No. 494225044570)

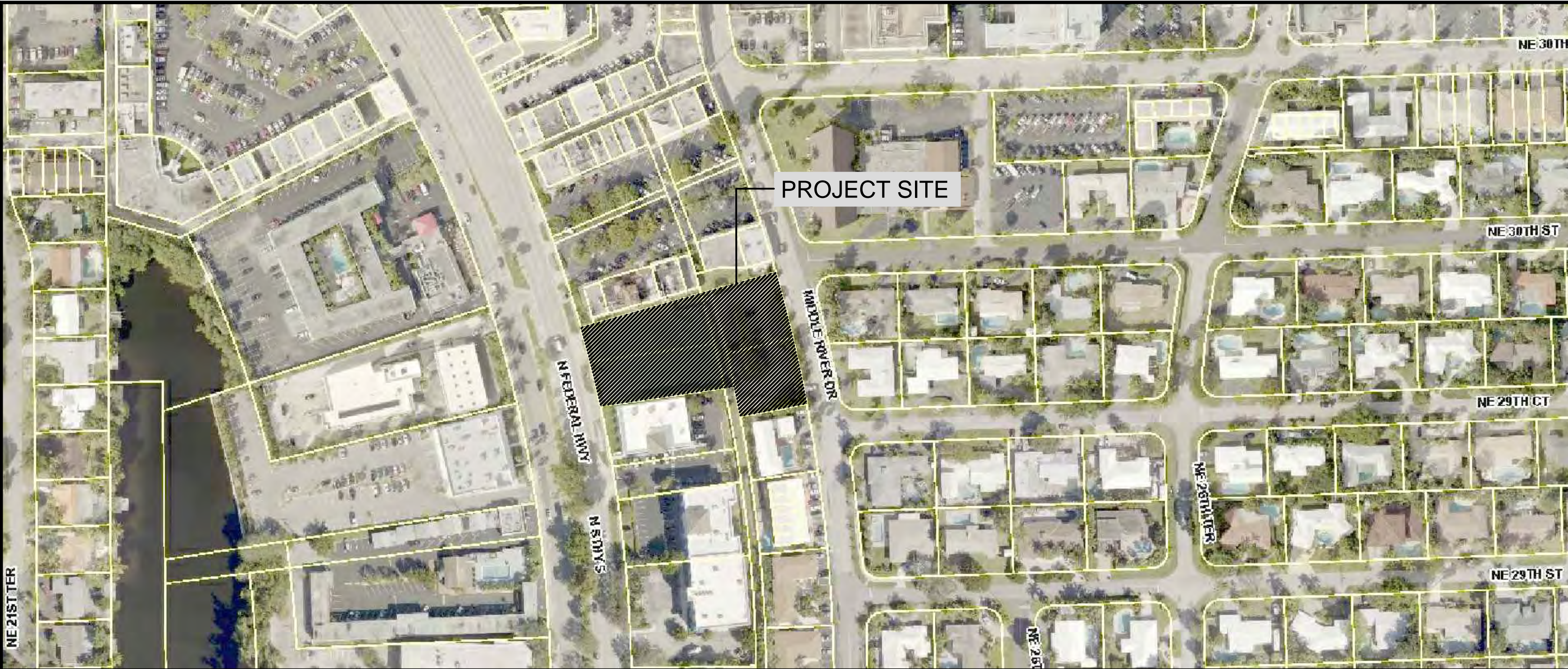
PARCEL 2: LOT 2, LESS THE SOUTH 208 FEET (AS MEASURED AT RIGHT ANGLES), BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225044560)

2980-2990 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306

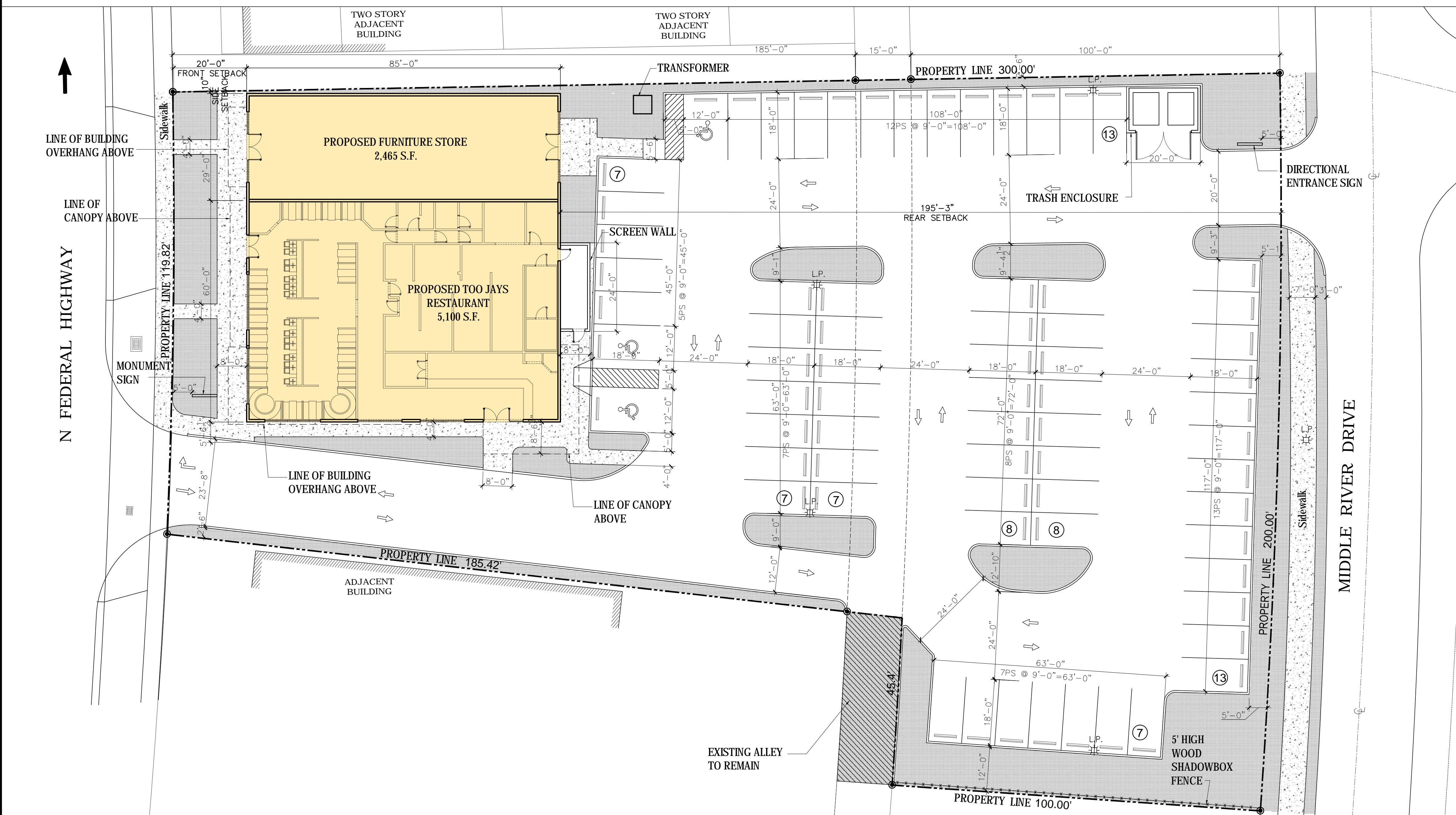
SITE CRITERIA AND BUILDING DATA:

PROPERTY ADDRESS: 2980-2990 N. FEDERAL HWY. CITY OF FORT LAUDERDALE

A. LAND USE DESIGNATION:	COMERCIAL AND MEDIUM HIGH 25
B. ZONING DESIGNATION: EXISTING	B-1 BOULEVARD BUSINESS / RMM-25 RESIDENTIAL
ZONING DESIGNATION: PROPOSED	B-1 BOULEVARD BUSINESS / XP
C. GROSS LOT AREA:	46,140.75 S.F. / 43,560 = 1.059 ACRES
D. WATER / WASTE SERVICE PROVIDER:	CITY OF FORT LAUDERDALE
E. BUSINESS DEVELOPMENT:	COMMERCIAL
F. GROSS FLOOR AREA:	RESTAURANT: 5,100 SF FURNITURE STORE: 2,465 SF
G. PARKING DATA:	PARKING PROVIDED: 70 SPACES PARKING REQUIRED PER ITE MANUAL IS LESS THAN 70 TENANT REQUIRED PARKING: 70 SPACES
H. BUILDING FOOTPRINT/LOT COVERAGE:	7,565 SF
I. FLOOR AREA RATIO (F.A.R.):	7,565 SF / 46,140.75 SF = 0.1639 F.A.R.
J. BUILDING HEIGHT:	21'-0" FROM FINISHED FLOOR TO TOP OF PARAPET.
K. NUMBER OF STORIES:	1
L. SEE NARRATIVE AND ATTACHMENTS FOR ADDITIONAL INFORMATION	
M. DENSITY:	N/A
N. CURRENT USE OF PROPERTY AND INTENSITY:	VACANT LAND
O. NUMBER OF DWELLING UNITS:	N/A
P. LOADING ZONE:	N/A
Q. STRUCTURE LENGTH:	89'-0" X 85'-0"
R. OPEN SPACE:	38,575 SF / 0.88 AC
S. VEHICULAR USE AREA:	28,116.40 SF
T. LANDSCAPE AREA:	20% VUA = 5,623.28 SF 30 SF/PARKING SPACE = 2,100 SF TOTAL LANDSCAPE REQUIRED: 7,723.28 SF TOTAL LANDSCAPE PROVIDED: 7,725.36 SF
U. SETBACKS:	REQUIRED PROVIDED
SETBACKS:	
FRONT SET BACK	20'-0" 20'-0"
SIDE SET BACK	- 0'-10"
REAR SET BACK	- 195'-3"



LOCATION MAP
SCALE: NTS



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN LEGEND:

- PROPERTY LINE
- EXISTING ALLEY LINE
- BUILDING AREA
- LANDSCAPE AREA
- PAVEMENT AREA
- EXISTING ALLEY TO REMAIN

SITE CRITERIA AND BUILDING DATA:

PROPERTY ADDRESS: 2980-2990 N. FEDERAL HWY. CITY OF FORT LAUDERDALE

PROJECT DESCRIPTION:

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- A. LAND USE DESIGNATION: COMERCIAL AND MEDIUM HIGH 25
- B. ZONING DESIGNATION: EXISTING B-1 BOULEVARD BUSINESS / RMM-25 RESIDENTIAL
ZONING DESIGNATION: PROPOSED B-1 BOULEVARD BUSINESS / X-P
- C. GROSS LOT AREA: 46,140.75 S.F. / 43,560 = 1.059 ACRES
- D. WATER / WASTE SERVICE PROVIDER: CITY OF FORT LAUDERDALE
- E. BUSINESS DEVELOPMENT: COMERCIAL
- F. GROSS FLOOR AREA: RESTAURANT: 5,100 SF
FURNITURE STORE: 2,465 SF
- G. PARKING DATA: PARKING PROVIDED: 70 SPACES
PARKING REQUIRED PER ITE MANUAL IS LESS THAN 70
TENANT REQUIRED PARKING: 70 SPACES
- H. BUILDING FOOTPRINT/LOT COVERAGE: 7,565 SF
- I. FLOOR AREA RATIO (F.A.R.): 7,565 SF / 46,140.75 SF = 0.1639 F.A.R.
- J. BUILDING HEIGHT: 21'-0" FROM FINISHED FLOOR TO TOP OF PARAPET.
- K. NUMBER OF STORIES: 1
- L. SEE NARRATIVE AND ATTACHMENTS FOR ADDITIONAL INFORMATION
- M. DENSITY: N/A
- N. CURRENT USE OF PROPERTY AND INTENSITY: VACANT LAND
- O. NUMBER OF DWELLING UNITS: N/A
- P. LOADING ZONE: N/A
- Q. STRUCTURE LENGTH: 89'-0" X 85'-0"
- R. OPEN SPACE: 38,575 SF / 0.88 AC
- S. VEHICULAR USE AREA: 28,116.40 SF
- T. LANDSCAPE AREA:
LANDSCAPE REQUIRED: 20% VUA = 5,623.28 SF
30 SF/PARKING SPACE = 2,100 SF
TOTAL LANDSCAPE REQUIRED: 7,723.28 SF
LANDSCAPE PROVIDED: 7,725.36 SF
- U. SETBACKS:

	REQUIRED	PROVIDED
FRONT SET BACK	20'-0"	20'-0"
SIDE SET BACK	-	0'-10"
REAR SET BACK	-	195'-3"

LEGAL DESCRIPTION:

PARCEL 1: LOTS 4 AND 5, BLOCK 66, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225045130 AND 494225045140)
TOGETHER WITH A PARCEL OF LAND LYING WITHIN LOT 2, BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS:
ON THE SOUTH BY A LINE PARALLEL TO AND 141 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF MID LOT 2; ON THE WEST BY THE WEST BOUNDARY OF SAID LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 208 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 2; AND ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT 2. (FOLIO No. 494225044570)
PARCEL 2: LOT 2, LESS THE SOUTH 208 FEET (AS MEASURED AT RIGHT ANGLES), BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225044560)
2980-2990 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306

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DEVELOPER: **DIVERSIFIED COMPANIES**
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PROJECT: **2980 RETAIL / RESTAURANT BUILDING**
2980-2990 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33306

Job Number: 16021.01
File name:
Issued Date: 01/17/17
Drawn by: MV/AMV
Checked by: CC / CP

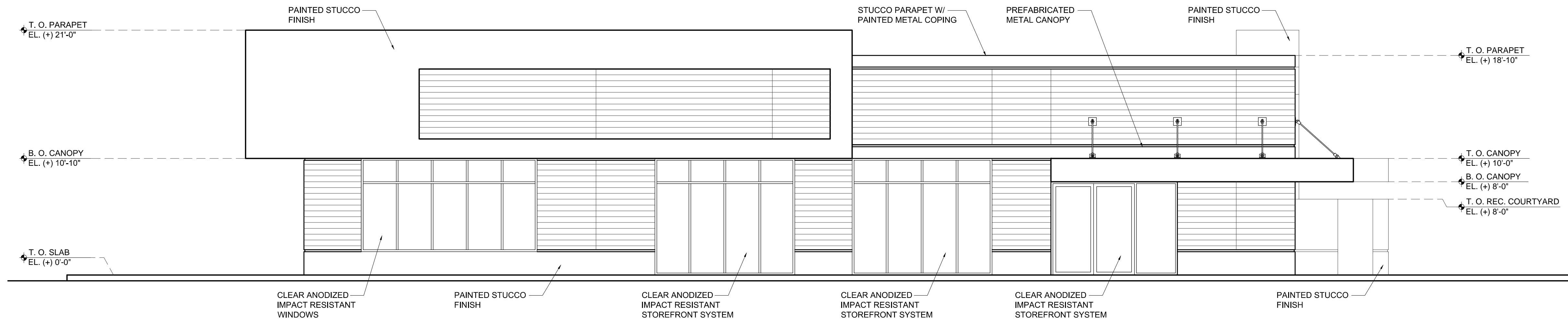
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PROPOSED SITE PLAN

SHEET NUMBER
SP-1.0

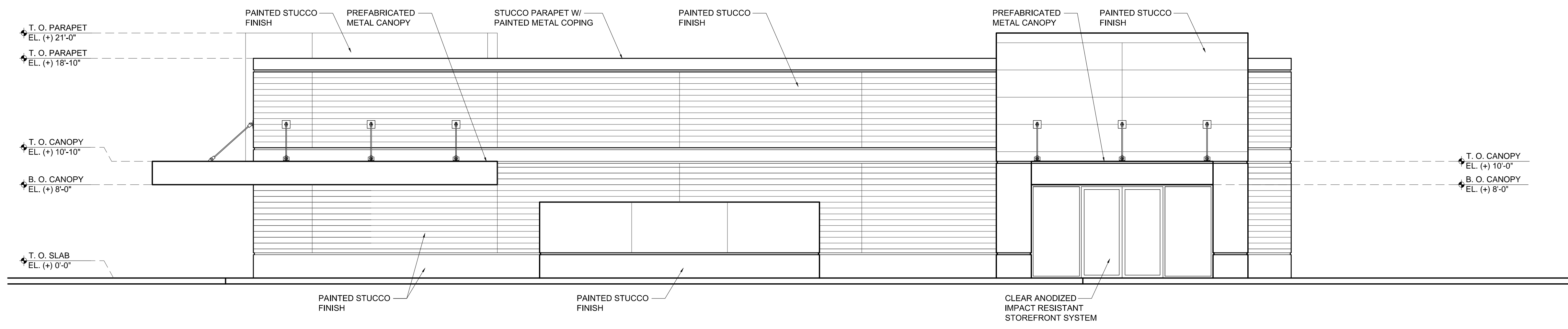
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1 PROPOSED WEST ELEVATION
 SCALE: 3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

PROJECT: **2980 RETAIL / RESTAURANT BUILDING**
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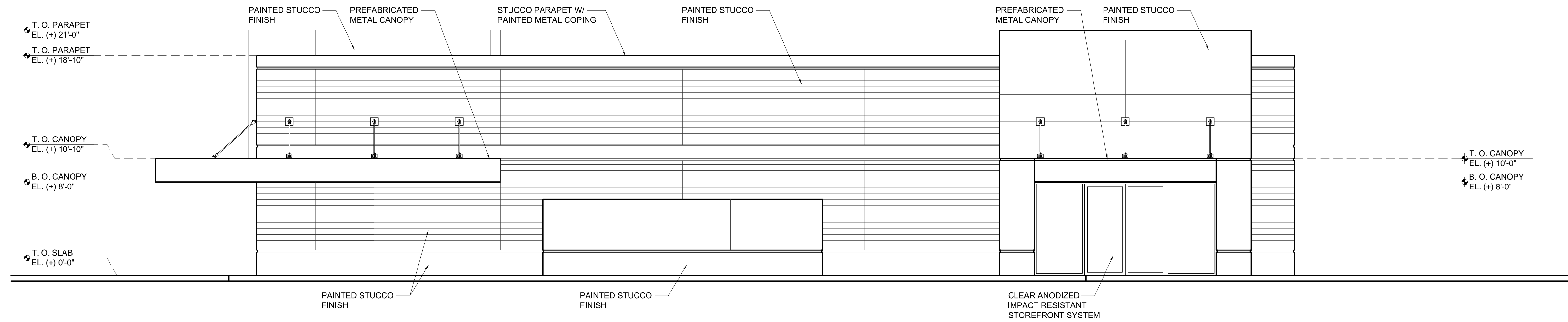
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PROPOSED ELEVATIONS

SHEET NUMBER
A-3.0

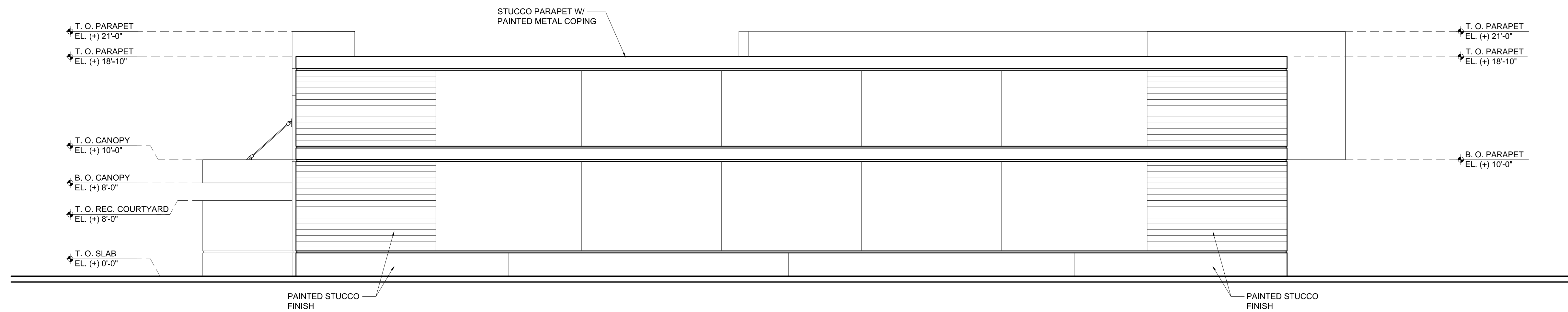
Carlos Pizarro, R.A.
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DEVELOPER: **DIVERSIFIED COMPANIES**
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3 PROPOSED EAST ELEVATION
 SCALE: 3/16" = 1'-0"



4 PROPOSED NORTH ELEVATION
 SCALE: 3/16" = 1'-0"

PROJECT: **2980 RETAIL / RESTAURANT BUILDING**
 2980-2990 NORTH FEDERAL HWY
 FORT LAUDERDALE, FL 33306

Job Number: 16021.01
 File name:
 Issued Date: 01/17/17
 Drawn by: MV/AMV
 Checked by: CC / CP

SHEET NAME
PROPOSED ELEVATIONS

SHEET NUMBER
A-3.1



**2980 Retail/Restaurant Building
2980-2990 North Federal Highway
Fort Lauderdale
Site Plan Approval; Rezoning to X-P; and Alley Vacation**

Narrative

Contents:

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- Section 14: ULDR Section 47-24.6.A.4 Vacation of Right-of-Way Criteria
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Section 1: 2980 Building, Fort Lauderdale Description

The “Property” is located on the east side of North Federal Highway just South of Oakland Park Boulevard having the addresses 2890 & 2990 N Federal Highway and includes the two un-addressed properties to the east as shown on Site Plan. The Property was the location of the now closed Mason Jar restaurant and the eastern parcels have been used as a parking lot for the previous structure for decades.

This Application proposes a new construction retail and restaurant building (the “2980 Building”) which includes conforming the zoning with the historic uses and vacating a portion of an un-

used alley for better site planning purposes. The Property is zoned Boulevard Business (B-1) on the west and RMM-25 on the east. As such, the eastern parcels should be re-zoned to X-P Parking.

The 2980 Building is proposed as a neighborhood scale retail and restaurant building. The proposed restaurant will be a TooJay's Gourmet Deli and the retail space is to be determined. The proposed principal structure is 7,565 square feet, 5,100 square feet being the TooJay's restaurant and 2,465 square feet being future retail space.

The architecture of the 2980 Building is modern with clean lines and open pedestrian accessibility providing an active façade to North Federal Highway.

As depicted in the Application plan set, the proposed development spans eastern and western parcels, which are currently separated by an unused alley. The Application proposes to locate the principal structure on the western parcels closest to North Federal Highway and to locate the parking on the eastern parcels. Additionally, the Application seeks to vacate a portion of the unused alley to facilitate better site layout and design.

As such, the proposed development has three components:

- Site Plan Application
- Rezoning of Eastern Parcels to X-P Parking Zoning
- Partial Vacation of Alleyway

Section 2: Comprehensive Plan Compliance

The 2980 Building is consistent with the goals, permitted uses and development objectives of the City's Comprehensive Plan and the North US1 Urban Design Plan - which are intended to encourage quality development and give definition to the urban form of this SoOak character area.

Site Plan:

Section 3: Sec. 47-6.2, Intent and Purpose of B-1 Zoning District

Sec. 47-6.2. - Intent and purpose of each district....

- B. B-1 - Boulevard Business District is intended to provide for the location of commercial business establishments dependent upon high visibility and accessibility to major trafficways, in a manner which maintains and improves the character of the major arterials of the city through landscaping and setback requirements. The B-1 district limits certain uses which could have a detrimental effect on abutting residential neighborhoods if these uses were permitted to exist without certain standards being met. The B-1 district is located primarily on major trafficways.*

The 2980 Building has been designed to meet the intent and purpose of the B-1 zoning district. Ground floor commercial uses in a pedestrian friendly atmosphere are provided. The 2980 Building proposes wide pedestrian friendly sidewalks; and building frontage on Federal Highway with parking behind in accordance with the master plan for the area.

Section 4: Sec. 47-6.11, Permitted uses in the B-1 Zoning District

Pursuant to section 47-6.11 of the ULDR, retail uses and restaurant uses are permitted uses.

Section 5: Sec. 47-21.11, Landscape Requirements

The landscaping proposed meets the intent of the code by placing street trees within the right-of-ways on all adjoining streets. All species used are the designated tree for that particular street. Tree spacing meets the required maximum for trees.

Section 6: Sec. 47-25.2, Adequacy Requirements

ULDR Section 47-25.2 specifies the components of adequacy that are required to be met for the proposed development. The Applicant believes that it satisfies these requirements as follows:

- 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.*

RESPONSE: Applicant understands this requirement. The adequacy requirements stated in ULDR Section 47-25.2 are applicable to the 2980 Building to evaluate the demand it will place on public services and facilities.

- B. *Communications network. Buildings and developments 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 understands this requirement. The proposed 2980 Building will not adversely affect the City's communication network.

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

RESPONSE: Applicant understands this requirement. The storm water management facilities implemented into the 2980 Building will meet the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2¹/₂) inches of runoff from the impervious surface (whichever is greater).

- D. *Environmentally sensitive lands.*

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

RESPONSE: The 2980 Building is not located on environmentally sensitive lands.

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: The 2980 Building will be designed to ensure that fire protection service shall be adequate to protect occupants and property in the proposed building. Specifically, adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

- F. Parks and open space.*
1. *The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.*
 2. *No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.*

RESPONSE: The 2980 Building proposes neither dwelling units nor hotel units and therefore is not subject to City Park Impact fees pursuant to ULDR Sec.: 47-38A.

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: Police protection services will be adequate to protect people and property in the proposed building. The 2980 Building will include adequate CCTV and security controls and monitoring, and natural surveillance to protect the building's employees and visitors.

- 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.

RESPONSE: Adequate potable water service systems will be designed to meet the needs of the proposed building, in accordance with City engineering standards, the Florida Building Code, and applicable health and environmental regulations.

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.

RESPONSE: Understood and agreed.

- 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.

RESPONSE: Understood and agreed.

- c. Where the county is the projected service provider, a similar written assurance will be required.

RESPONSE: Understood and agreed.

1. 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.

RESPONSE: The Property is platted. The Applicant will provide adequate sanitary sewer systems to meet the needs of the proposed building, in accordance with City engineering standards, the Florida Building Code, and applicable health and environmental regulations. Septic tanks will not be utilized on the Property.

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.

RESPONSE: Understood and agreed. The Property is platted.

3. Where the county is the projected service provider, a written assurance will be required.

RESPONSE: Understood and agreed. The Property is platted.

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: Understood and agreed. The Property is platted.

- J. *Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.*

RESPONSE: No residential dwelling units are proposed.

- 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 City currently provides solid waste service to the existing site. The Applicant will procure adequate solid waste collection facilities and services in connection with the proposed building and will provide evidence to the City demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

- 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 Applicant will provide adequate storm water facilities and systems so that the removal of storm water will not adversely affect adjacent streets and properties or the public storm water facilities and systems in accordance with the Florida Building Code, City engineering standards and other accepted applicable engineering standards.

- 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.*

RESPONSE: This Property is platted. The Applicant will mitigate the 2980 Building's transportation impacts through payment of its Transit Oriented Concurrency assessment fee. The funds, in combination with those from other planned developments and other Broward County funds will be used to implement the County's 5-year County Transit Program.

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.*

RESPONSE: This Property is platted. The 2980 Building's participation in the Transit Oriented Concurrency program mitigates any potential impacts on the regional transportation system.

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.*

RESPONSE: Applicant understands this requirement. The local streets providing access to the 2980 Building have adequate capacity and safe and efficient access to the Property and have been used in a similar manner for decades.

4. *Traffic impact studies.*
 - a. *When the proposed development may generate over one thousand (1,000) daily trips;*
 - or
 - b. *When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:*
 - i. *Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.*

- ii. *Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.*
- iii. *If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.*
- iv. *A further detailed analysis and any other information that the review committee considers relevant.*
- v. *The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.*
- vi. *When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.*

RESPONSE: The 2980 Building is not expected to generate over 1,000 daily trips.

- 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: Understood and agreed.

- 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: The Applicant will provide sidewalks, and other pedestrian-friendly facilities, to encourage safe and adequate pedestrian movement on-site and along roadway frontages.

- 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: So noted. The 2980 Building is designed to line North Federal Highway with ground floor active uses and the proposed parking lot is located on the rear of the Property and is landscaped in accordance with City codes.

- 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: So noted. The 2980 Building's participation in the Transit Oriented Concurrency program mitigates its traffic impacts.

9. *Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the developments 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: Trees have been provided in accordance with the above requirement. See the landscape plans included in the application documents.

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: Applicant understands this requirement. The Applicant will provide adequate wastewater services for the needs of the proposed 2980 Building, including 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.

- 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: The Applicant will ensure that all trash collection is appropriately provided for.

P. *Historic and archaeological resources.*

1. *If a development 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: No structure has been identified on the Property as having archaeological or historical significance by any entity within the State of Florida authorized by law to do the same.

- Q. *Hurricane evacuation. If a development or site is located east of the River, 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.*

RESPONSE: Not applicable, the Property is not located east of the Intracoastal waterway.

Rezoning:

Section 7: Rezoning from RMM-25 to X-P Zoning – Rezoning

This application includes a request to rezone the eastern parcels of the Property from RMM-25 to X-Exclusive Use for Parking (“X-P”).

The Property is and has been historically used as a parking lot and is located directly adjacent and east of the B-1 zoning district that extends along North Federal Highway. The proposed rezoning seeks to comply the existing zoning with the historic use of the Property.

The intent and purpose of the X-Exclusive District is to:

...provide(s) a carefully regulated opportunity for certain low intensity commercial uses to be placed within a residential area in a manner compatible with the residential character of the area. The X district is also intended to act as a buffer between existing residential and commercial areas...”ULDR Sec. 47-9.1

The proposed use as a surface parking lot not only provides for a limited low intensity use for the Property, but also provides a buffer between the “back of house” of the commercial uses in the adjacent B-1 district, as well as providing parking for the proposed 2980 Building.

The criteria for rezoning to X-Exclusive are codified in Section 47-9 of the City’s Unified Land Development Regulations (“ULDR”). The following is a point-by-point response to the applicable requirements:

Section 8: Sec. 47-9.10. Permitted uses - Rezoning

- A. *The uses permitted in an X district shall be one or more of the uses listed in this section which are requested by the applicant to be approved in conjunction with the rezoning of the property to exclusive use, and shall only be permitted when conducted in accordance with an approved site plan.*
- B. *Uses which may be approved in connection with the establishment of X districts are:*
1. *Parking lot (“X-P”)...*

RESPONSE: The Applicant is requesting rezoning to Parking Lot (X-P).

Section 9: Sec. 47-9.2. Conditions for rezoning – Rezoning

A. *The rezoning of property to an X district for a specified permitted use or uses shall meet all of the following conditions:*

1. *The property is not zoned RS-4.4, RS-8 or RC-15 except as follows...*

RESPONSE: The Property is currently zoned RMM-25.

2. *The property is located in an area with available commercial flexibility acreage pursuant to the comprehensive plan and flex acreage is allocated pursuant to Section 47-28, Flexibility Rules, as part of the rezoning.*

RESPONSE: There is available commercial flexibility acreage in the area and allocation of commercial flexibility is being applied for herein.

3. *If the property is contiguous to property which has already been granted commercial flexibility in accordance with the comprehensive plan, the total acreage of the contiguous property previously approved for commercial flexibility and the total acreage of the property proposed for exclusive use shall not exceed ten (10) acres.*

RESPONSE: N/A

4. *The property is designated for residential use on the LUP.*

RESPONSE: The Property is designated for Medium-High (25) Residential and therefore meets this condition.

5. *The property proposed for exclusive use abuts or is separated by a right-of-way no greater than twenty (20) feet in width from business property as defined in Section 47-35, Definitions, which has a front yard abutting a street.*

RESPONSE: The Property is located adjacent to and separated by a 20' Alley to B-1 zoned property which fronts on North Federal Highway and therefore meets this condition.

6. *The property proposed for exclusive use and business property must share at least fifty (50) feet of the same property line or if separated by an alley, at least fifty (50) feet of a property line of the exclusive use property is parallel to a property line of business property.*

RESPONSE: The Property and the adjacent B-1 property share approximately 141' of the same property line, only separated by a 20' alley as stated in condition 5, and therefore meets this condition. The existing 20' alley is proposed to be vacated as part of this application.

7. *Property proposed to be zoned exclusive use shall extend no more than one hundred eighty (180) feet into a residentially zoned district, except property located on the north side of Sunrise Boulevard, between the Florida East Coast Railway and Powerline Road, may extend no more than five hundred (500) feet into a residentially zoned district, but in no case shall the exclusive use zoning in this area go north of the south right-of-way line of N.E. and N.W. 11th Street.*

RESPONSE: The Property, if rezoned, would only extend 110' into the RMM-25 zoning district and therefore meets this condition.

8. *An application which meets the requirements of this section is submitted by the owner of the property to be rezoned and is approved by the city commission.*

RESPONSE: This Application is submitted by the owner of the Property and will travel to the City Commission as a Site Plan Level IV for final review.

9. *If the property proposed for exclusive use is to be used for business use as provided in Section 47-9.10 in addition to the above, the property proposed for exclusive use and business property described in subsection A.5 must be submitted as a single site plan and the owner of the business property must join in the application for rezoning of the proposed exclusive use property.*

RESPONSE: This Application includes a Site Plan Application; X-P rezoning Application; and a ROW vacation Application.

10. *Property located within the following described area may not be rezoned to exclusive use for a period ending June 30, 1998 unless sooner terminated by ordinance adopted by the city commission: The area bounded on the east by Federal Highway, the west by the Florida East Coast Railway, the north by Tarpon River and the south by State Road 84.*

RESPONSE: The Property is not located within the described area and therefore is eligible for rezoning to exclusive use.

Section 10: Sec. 47-9.21. Performance standards for permitted uses – Rezoning

- A. *Applicability. The design and performance standards shall apply to the uses identified herein and such uses shall comply with the performance standards as a condition for approval of an X district.*
- B. *Parking lot. The following performance standards shall apply to parking lots.*
 - 1. *Parking lots must meet the requirements for parking lots provided in Section 47-20, Parking and Loading Requirements.*

RESPONSE: The proposed parking lot meets the requirements of ULDR Sec. 47-20 (See Site Plan).

- 2. *Access.*
 - a. *Pedestrian. When a parking lot parcel does not abut the parcel which it is intended to serve the principal pedestrian access to the X district property shall be along a safe pedestrian path as defined in Section 47-20.4, from the uses it is intended to serve. Off-site public pedestrian amenities may be required as a condition to rezoning in order to provide a safe pedestrian path.*

RESPONSE: Safe pedestrian access is provided for in the proposed site plan. (See Site Plan).

- b. *Vehicular. Shall comply with Section 47-20, Parking and Loading Requirements.*

RESPONSE: Applicant acknowledges and complies with this condition (See Site Plan).

- 3. *Landscape and bufferyards. A parking lot shall comply with the landscape and buffering provisions of Section 47-21, Landscape and Tree Preservation Requirements, and Section 47-25.3, Development Review Criteria, for parking lots. Parking lots which are part of an X-P-OR or X-P-R rezoning shall be required to meet the provisions of subsection E or F as applicable.*

RESPONSE: Applicant acknowledges and complies with this condition (See Site Plan).

- 4. *Lighting. Lighting of a parking lot shall comply with the requirements of Section 47-20, Parking and Loading Requirements.*

RESPONSE: Applicant acknowledges and complies with this condition (See Site Plan).

- 5. *Noise. Noise levels shall conform to the performance standards provided in Section 47-9.22.B.*

RESPONSE: Applicant acknowledges and complies with this condition.

- 6. *Signage. Signage shall comply with the requirements in Section 47-22, Sign Requirements.*

RESPONSE: So Noted.

- 7. *Pedestrian enhancements shall be provided in accordance with Section 47-9.22.C.*

RESPONSE: See response below.

- 8. *Waterway use. When located on a waterway, a parking lot shall be required to meet the requirements of Section 47-23.8, Waterway Use.*

RESPONSE: The Property is not located on a waterway and therefore this section does not apply.

- 9. *Lighting. Lighting shall comply with the requirements of Section 47-20, Parking and Loading Requirements.*

RESPONSE: Applicant acknowledges and complies with this condition (See Site Plan).

Section 11: Sec. 47-9.22. General design and performance standards – Rezoning

A. *Applicability. The general design and performance standards shall apply to all of the uses permitted in an X district except residential uses and such uses shall comply with the performance standards as a condition for approval of a rezoning to an X district.*

B. *Noise.*

- 1. *Maximum permitted level in decibels. Noise associated with a use in an X district shall not exceed the maximum sound levels as follows:*

<i>Hours</i>	<i>Maximum Permitted Sound Level in dBA</i>
<i>7:00 a.m. to 10:00 p.m.</i>	<i>55 dBA</i>
<i>10:00 p.m. to 7:00 a.m.</i>	<i>45 dBA</i>

RESPONSE: The proposed use will not exceed the maximum permitted decibel levels as set forth above.

C. Pedestrian enhancements.

1. Property to be rezoned exclusive use which abuts a street shall provide the following off-site public improvements:
 - a. A minimum seven (7) foot wide sidewalk along the street abutting the property proposed to be rezoned in a location approved by the city engineer. The city engineer may approve a lesser width of the sidewalk if one or more of the following conditions exists:
 - i. Narrower sidewalks exist on either side of the parcel to be improved, which sidewalks about a public improvement such as a bridge or park and permitting a narrower sidewalk along the parcel to be improved provides a safer transition from the sidewalk abutting the public improvement; or
 - ii. Approving a narrower sidewalk will preserve existing specimen trees located within an area where the required sidewalk would be located; or
 - iii. A public interest exists which outweighs the public purpose supporting the required sidewalk width and permitting a narrower sidewalk will in no way compromise the safety of sidewalk for pedestrian usage; or
 - iv. In no instance will a sidewalk be permitted to be less than five (5) feet.

RESPONSE: Pedestrian access is provided for as shown in the Site Plan. (See Site Plan).

- b. Street trees shall be planted and maintained along the street abutting the property proposed to be rezoned to provide a canopy effect. The type of street trees may include shade, flowering and palm trees. The trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on the height, bulk, shadow, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties.

RESPONSE: Street Trees will be provided as set forth in the Landscape Plan of the Site Plan Package.

Section 12: 47-28.1.G. Flexibility Rules: Allocation of commercial uses on residential land use designated parcels – Rezoning

1. The City may permit commercial uses on a parcel with a residential land use designation subject to the following conditions:
 - a. Rezoning of the development site to community business (CB) only, or to exclusive use (X-Use); and
 - b. No more than five percent (5%) of the total area within a flexibility zone which is designated residential on the city's plan, may be rezoned to CB or X-Use; and
 - c. The parcel proposed for CB or X-Use use shall not be greater than ten (10) contiguous acres;
 - d. Criteria:
 - i. Demonstration that the use of commercial flex acreage supports and implements the specific goals, objectives and policies of the city's LUP.
 - ii. Rezoning application in accordance with Sec. 47-24.2, Development Permits and Procedures. Part of this application is a rezoning to the CB district with express application of specific square footage.

- iii. *Site plan approval level III in accordance with Sec. 47-24.2, Development Permits and Procedures.*

RESPONSE: The Property is proposed to be rezoned in accordance with the standards above:

- i. The Property is proposed to be rezoned to X-P;
- ii. There is commercial flexibility use available;
- iii. The Property is less than 10 acres;
- iv. Criteria:
 - a. This rezoning supports the City's goal of rearranging land uses without an amendment to the Land Use Plan by effectively allowing the use of land, particularly in an area that would be more appropriately used for a small parking lot, and in a "buffer corridor" between heavy commercial use and residential to the north. The modest scale redevelopment is not more intense than a residential use but the commercial nature of the use ensures that the neighborhood to the north have an active attractive property as part of the community.
 - b. The approval of the rezoning is for less than 5%.
 - c. The rezoning application is being processed in accordance with the procedures for Site Plan Level IV review pursuant to the above.

Section 13: ULDR 47-24.4 D. Rezoning Criteria – Rezoning

An application for a rezoning shall be reviewed for compliance with Section 47-25, Development Review Criteria. In addition, an application for a rezoning shall be reviewed in accordance with the following criteria:

- a. *The zoning district proposed is consistent with the City's Comprehensive Plan.*

RESPONSE: The Medium-High residential land use designation permits rezoning X-Exclusive use district, a district intended to protect the character of existing residential neighborhoods adjacent to commercial uses while supporting the viability of commercial areas. The X district provides a carefully regulated opportunity for certain low intensity commercial uses to be placed within a residential area such as the proposed parking lot.

- b. *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*

RESPONSE: The proposed parking area has been in existence for many years and is legally non-conforming. The re-investment in this commercial area precipitates providing adequate parking for commercial uses located on North Federal Highway.

- c. *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

RESPONSE: The proposed parking area has been in existence for many years and is legally non-conforming. The re-investment in this commercial area precipitates providing adequate parking for commercial uses located on North Federal Highway.

The proposed use as a surface parking lot not only provides for a limited low intensity use for the Property, but also provides a buffer between the “back of house” of the commercial uses in the adjacent B-1 district, as well as providing much needed public parking in the area.

Vacation of Right-of-Way:

Section 14: ULDR Section 47-24.6.A.4 Vacation of Right-of-Way Criteria:

An application for a vacation of a right-of-way or other public place shall be reviewed in accordance with the following criteria:

- a. *The right-of-way or other public place is no longer needed for public purposes; and*

RESPONSE: The applicant owns the property abutting both sides of the portion of the alley to be vacated. The existing alley south of the subject development is not paved and is not providing pedestrian or vehicular access for the public. Likewise, the previously vacated portion of the alley to the north of the subject development provides neither pedestrian nor vehicular access for the public. The Applicant proposes to grant easements to the satisfaction of the City for any utilities and for public access to Middle River Drive. Hence, the subject portion of the right-of-way alley is no longer needed for public purposes.

- b. *Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and*

RESPONSE: A new 20-foot-wide access easement is proposed through the subject development from the remaining alley to Middle River Drive which will provide for improved vehicular circulation. The Applicant proposes to grant easements to the satisfaction of the City for any utilities and for public access to Middle River Drive. Hence, the subject portion of the right-of-way alley is no longer needed for public purposes.

- c. *The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and*

RESPONSE: The proposed site plan is designed to accommodate the new configuration by providing safe areas for vehicles to turn around and for emergency vehicle ingress and egress. A new 20-foot-wide access easement is proposed through the subject development from the remaining alley to Middle River Drive which will provide for improved vehicular circulation.

- d. *The closure of a right-of-way shall not adversely impact pedestrian traffic; and*

RESPONSE: This alley does not currently serve as a pedestrian access. A new sidewalk is

proposed along Middle River Drive as part of this development to enhance pedestrian access and traffic.

- e. *All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.*

RESPONSE: There are existing public and private utilities in the subject alley. The applicant is proposing to grant a utility easement over the same portion of the alley which will be vacated. The applicant is requesting consent letters from all private utilities and the city.

Section 15: Sec. 47-25.3. Neighborhood Compatibility Requirements

A. *The neighborhood compatibility requirements are as follows:*

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

RESPONSE: See Section 6 of this narrative.

- 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.*

RESPONSE: Applicant notes this requirement.

- 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.*

RESPONSE: Applicant notes this requirement.

- 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: Applicant notes this requirement.

- 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 developments shall be visible from any abutting residential property.*

RESPONSE: Applicant does not propose to install lighting that will illuminate any abutting residential property. The proposed parking lot will not generate any lighting in conflict with this section or the ULDR. No lighting is directed in any manner that illuminates residential property, and there are no neon lights. As the photometric plan shows there is no illumination in excess of .5 foot-candles from the lights on the 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) footcandle on any abutting residential property except as provided in subsection iii. of this subsection a.*

RESPONSE: Applicant's plan will not cause illumination in excess of one footcandle on any abutting residential properties.

- 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: Applicant notes this requirement and has designed the site plan to comply.

- 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: Understood.

- 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 development and shall include the following:*

RESPONSE: The sleek modern style of 2980 Building complements the commercial buildings to the north and south and is appropriate for the building's interaction with the surrounding neighborhood.

- 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: Loading facilities are located internal to the site.

- 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: Any rooftop mechanical equipment is designed pursuant to this requirement, and completely screened by the building's architecture.

- 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:*

RESPONSE: Understood to the extent applicable.

- 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. Such landscape strip shall meet the following requirements:*

RESPONSE: Understood to the extent applicable.

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

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

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

RESPONSE: The Property is bordered by commercial uses to the north and south and will be buffered by the parking to the east. The Medium-High residential land use designation permits rezoning X-Exclusive use district, a district intended to protect the character of existing residential neighborhoods adjacent to commercial uses while supporting the viability of commercial areas. The X district provides a carefully regulated opportunity for certain low intensity commercial uses to be placed within a residential area such as the proposed parking lot.

- 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, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts. Roadway adjustments, traffic control devices or mechanisms, and access restrictions may be required to control traffic flow or divert traffic as needed to reduce or eliminate*

development generated traffic on neighborhood streets.

RESPONSE: The “North US1 Urban Design Plan,” while never codified, is instructive in objectives which a retail and restaurant use development should consider for this area, coined the “SoOak” area of the North US1 corridor. The proposed 2980 Building incorporates the intent and ideas set forth for the SoOak area and will contribute to a much needed revitalization of this area.

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

RESPONSE: Not applicable since the Property is not located within the RAC-TMU, RAC-EMU, RAC-SMU and RAC-WMU.

- iii. All development within any downtown RAC district that is within one hundred (100) feet of residential property that is located outside of any downtown RAC district and all development within the RAC-TMU (RAC-EMU, RAC-SMU and RAC-WMU) district; and all development that is located on land adjacent to the New River within the RAC-AS and RAC-CC which deviates from the New River corridor requirements as provided in Section 47-13, Downtown Regional Activity Center:*

RESPONSE: Not applicable since the Property is not located within 100’ of any downtown RAC. Since the Property is not located within 100’ of any downtown RAC, discussion on section 47-25.3.A.3.e.iii.a is omitted from this narrative.

- iv. All development that is located on land within the B-1A zoning districts;*

AND

All development that is zoned RMM-25, RMH-25 and RMH-60 east of the River;

AND

All nonresidential development lying east of the River.

- a) In addition to meeting the other applicable review requirements of this subsection 3., it shall be determined if a development meets the Design and Community Compatibility Criteria.*

The purpose of the Community Compatibility Criteria is to define objectives for private sector development which either abuts or is readily visible from public corridors. The relationship between private and public sector development must be carefully planned to avoid negative impacts of one upon the other. The city's intent in implementing these objectives is to:

- i. Protect the investment of public funds in public corridor improvements.*
- ii. Improve the visual and functional quality of both public and private development by coordinating the transition between these areas.*
- iii. The ultimate goal of these objectives is to integrate buildings, vehicular circulation, pedestrian circulation, open space and site elements into a unique, pedestrian sensitive environment which stimulates revitalization.*

RESPONSE: Applicant interprets this subsection as informative only.

The Community Compatibility Criteria that are required to be met are as follows:

b) *Bulk Controls:*

Density:

Building density should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts.

RESPONSE: The density is compatible with the requirements for density set forth in the Flexibility Provisions of the ULDR.

Floor Area Ratio:

Building floor area ratio (F.A.R.) should be consistent with the proposed use, and as required under the Central Beach Area.

RESPONSE: The F.A.R. is 0.16 and 0.16 is consistent with the proposed use and much lower than the F.A.R of other buildings in the neighboring area. The Property is not located in the Central Beach Area.

Maximum Height:

Building height should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, and RMM-25, RMH-25 and RMH-60 zoning districts. No portion of a structure in excess of thirty-five (35) feet in height shall exceed the prescribed Beach Shadow Ordinance setback.

RESPONSE: Not applicable since principal structure proposed on the Property is not located in Central Beach Area, RMM-25, RMH-25, and RMH-60. However, the 2980 Building's proposed height of 21' is consistent zoning regulations for commercial and residential buildings.

Yards:

Building yards should be consistent with the proposed use, adjacent development, and as required under the Central Beach Area, RMM-25, RMH-25 and RMH-60 zoning districts. Building yards are in addition to any easements or reserve right-of-way which may be required by the city, county or state. Portions of a structure, up to thirty-five (35) feet in height, may encroach within the A1A setback if the building's street level use is predominantly pedestrian active (pedestrian-oriented retail, sidewalk cafes, etc.). No portion of any structure is permitted to extend, however, into the future right-of-way.

In the PRD, ABA and SBMHA zoning districts, to insure continuity of the ocean front streetscape "edge" a minimum seventy-five (75%) percent of the northbound A1A frontage must be built to the setback line (or approved encroachment limit). In the Planned Resort Development (PRD) district the entire northbound A1A frontage should be built to the future right-of-way line unless otherwise approved under that district's community redevelopment plan.

RESPONSE: The Applicant's development is consistent with the proposed use and setback requirements for its district.

c) *Massing Guidelines:*

Overall Height:

Buildings should be encouraged to vary in overall height and not be contained in a single volume of continuous height.

Vertical Plane Moderation:

Buildings exceeding thirty-five (35) feet in height should be encouraged to maintain no more than three (3) stories without horizontal moderation in vertical surface plane. This moderation should consist of a minimum four feet horizontal variation in surface plane such as brise soleil, balconies, building projections, etc. Repetitive moderations should be discouraged.

RESPONSE: The 2980 Building provides appropriate design element for a building of this modest scale.

Cornice Height:

All buildings should be encouraged to display a uniform cornice height of a maximum of thirty-five (35) feet in height. This cornice height should consist of a uniform alteration to the building massing for a minimum of twenty (20) feet perpendicular to the vertical surface.

RESPONSE: The 2980 Building provides appropriate design element for a building of this modest scale.

Facade Treatment:

The first thirty-five (35) feet of exterior facade vertical plane should be encouraged to enhance the pedestrian environment by incorporating appropriate architectural features. Such features include cornice detailing, belt courses, corbelling, molding, stringcourses, ornamentation, changes in material or color, and other sculpting of the architectural surface which add special interest and are compatible with public sector site elements.

RESPONSE: The pedestrian environment is enhanced by transparent elements that create a rhythm along the building facades.

d. Street Level Guidelines:

Active Use:

The first floor of all buildings, including development parking, should be designed to encourage pedestrian scale activity. To stimulate pedestrian activity, buildings which front on A1A northbound should devote a majority of their first floor area to retail activities such as developments, shops, galleries and similar active uses. Street level retail uses should have direct access to the adjoining public sector sidewalk in addition to any other access which may be provided.

RESPONSE: The 2980 Building provides appropriate design element for a building of this modest scale and provides for a pedestrian scale experience.

Development parking facilities should be designed with street level frontages consisting of either occupied retail space or an architecturally articulated facade which screens the parking area of the development. Street level openings to parking developments should occur only on sidestreets and be minimized to accommodate necessary vehicle entrances and pedestrian access only.

RESPONSE: The 2980 Building's parking lot is located behind the principal structure and is appropriately screened and landscaped.

Buildings which provide pedestrian active retail uses along a majority of their A1A northbound street level

frontage may be permitted to exceed setbacks established under the Central Beach Area Zoning Districts (Section 47-12). In addition, street level retail and development uses may be permitted to use a portion of the public sector sidewalk for sidewalk displays and/or outdoor dining areas. Private use of public sector sidewalks must be temporary only and subject to all applicable codes and lease arrangements. All displays, furnishings and other elements associated with these active street level uses should be designed and maintained to enhance the visual and functional quality of the streetscape and should be compatible with public sector site elements.

RESPONSE: Not applicable since the Property does not run along A1A.

Fenestration:

To complement pedestrian scale activity on A1A and all People Streets, a majority of the first floor facade on these frontages should be windows, doors or other transparent architectural features. Expanses of solid wall should be minimized. Reflective surfaces on windows or doors should be discouraged. Street level windows and doors should be recessed or receive special design detailing which distinguish them from the building shaft and add variety to the streetscape.

RESPONSE: Not applicable since the Property is not located on People Streets or A1A.

Arcades/Canopies:

Buildings which border directly on A1A northbound or Las Olas Boulevard within the Planned Resort Development (PRD) district should incorporate an arcade or continuous architectural development along these frontages, unless otherwise approved under a community redevelopment plan.

RESPONSE: Not applicable. The Property does not border A1A or Las Olas Boulevard.

Buildings in other districts should be encouraged to incorporate an arcade or continuous development along their A1A northbound frontage providing the feature is consistent with the proposed use, adjacent development and meets all applicable codes. Arcades or continuous canopies should be a minimum of ten feet wide and maintain acceptable minimum clear height. Arcades and canopies should be designed as a fixed non-retractable element integral to the building's architectural mass and compatible with public sector site elements.

RESPONSE: The Property does not border A1A.

Non-continuous canopies, awnings and marquees should also be provided over street level window treatments and building entrances. Such features may be constructed of either rigid or flexible material but should complement the visual and functional quality of the streetscape and be compatible with public sector site elements. No arcade, development, awning or marquee should extend into the future public right-of-way nor interfere with street light fixtures or the growth and maintenance of street trees.

RESPONSE: So noted and the 2980 Building complies.

Trash/Loading Facilities:

All building facilities for loading, trash and service should be incorporated within building volume and screened so as not to be visible from the street and pedestrian circulation areas. Trash/loading facilities should be discouraged on A1A and People Street frontages. Where buildings are of inadequate volume to accommodate these facilities, trash/loading facilities should be architecturally treated as part of the building mass and screened by solid walls, fences, planting or architectural devices which are compatible with public sector site elements. Trash/loading facilities must be of sufficient size and design to accommodate access by large vehicles.

RESPONSE: The loading and trash facilities are located on the eastern parcels of the Property.

Trucks will be able to pull onto the site.

e) *Other Guidelines:*

Energy Conservation:

Buildings should be oriented to take advantage of southeasterly breezes for summer cooling and interrupt occasionally strong northeasterly winds. Exterior glass surfaces should be shaded to improve energy efficiency. Roof and exterior wall finishes should be light in color to encourage maximum reflection/minimum transmission of heat loadings.

RESPONSE: The building is oriented, and the color palette has been selected to take advantage of the above.

Building Separation:

Buildings should allow adequate space between structural masses for the passage of natural breezes. New building masses should be sited to the extent feasible so they maintain reasonable views to the ocean and River from existing developments.

RESPONSE: The 2980 Building is proposed as one building so separation is not an issue.

Rooftop Design:

Where possible, rooftops should be designed to accommodate various forms of human activity such as sun decks, tennis courts, outdoor cafes, etc. Roof surfaces not allocated to human activity should be finished with a surface material that does not effect the quality of views from surrounding buildings.

RESPONSE: The 2980 Building fits in well with the character of South Florida and is appropriate for the area and has appropriate materials that are appealing to neighboring buildings.

All rooftop mechanical equipment, stair and elevator towers should be designed as an integral part of the building volume and/or adequately screened.

RESPONSE: Rooftop features are completely screened.

f) *Vehicular Circulation:*

Ingress/Egress:

For the zoning districts, access drives to individual parcels should be limited to those necessary for the adequate function of the use contained therein. Direct vehicular access from A1A northbound should be discouraged unless otherwise approved under the Planned Resort Development (PRD) district community redevelopment plan. Direct vehicular access from A1A southbound should be limited to minimize traffic impacts on the state roadway. Direct vehicular access from sidestreets should be encouraged. Smaller parcels should be encouraged to share common access with adjacent parcels keeping curb cuts to a minimum.

RESPONSE: The vehicular circulation on the Property is considerate to the neighbors.

Pedestrian Corridors:

Private sector pedestrian corridors, which supplement public sector pedestrian facilities and improve access to the beach and/or River should be encouraged. These corridors should be of a width and design which encourages pedestrian use and whenever possible allows for emergency vehicle access. The corridors may

pass through open air or enclosed portions of surrounding buildings providing the pedestrian experience is largely uninterrupted.

RESPONSE: The pedestrian sidewalk encourages pedestrian use.

Parking:

Parking should be provided consistent with the proposed use, adjacent development and as required under Section 47-20. Access drives to parking should be limited to those necessary for the function of the facility and comply with vehicular ingress/egress guidelines outlined herein. Direct backout or "head-in" parking should be expressly prohibited.

RESPONSE: The 2980 Building will provide parking as required.

Parking facilities should be located in close proximity to the building they serve with direct pedestrian access from parking to building which does not impact public pedestrian facilities. Vehicular circulation within parking areas should remain internal to the parking facility and public roads should not be utilized as part of the parking circulation system. Development parking should be encouraged subject to the street level building guidelines outlined herein. Covered parking should also be encouraged providing the overhead developments are compatible with adjoining architecture/ site elements and comply with the building rooftop design guidelines outlined herein. Grade level parking must be adequately screened so parked cars are not visible from adjoining public corridors, and landscaped to moderate views from surrounding buildings.

Parking perimeters may incorporate walls, fencing, mounds and/or landscape treatments to meet the screening requirement providing these elements are compatible with adjoining public sector site elements and allow safe and secure use of parking facilities. Trash, storage and mechanical equipment located within parking facilities should also comply with the screening requirements outlined herein.

RESPONSE: The parking facilities as part of this Application are on site on the eastern portion of the Property.

h) Perimeter Treatments:

Screening:

All exterior trash, loading and equipment storage facilities should be screened so as not to be visible from adjoining public corridors and landscaped to moderate views from surrounding buildings. Mechanical equipment including all handling units, exhaust outlets, transformer boxes, electric switching units, etc. should be appropriately screened by planting and/or low walls wherever it cannot be concealed within the building volume.

Grade level parking lots should be appropriately screened from adjacent pedestrian areas with walls, fencing and/or planting. Shrubs surrounding ground level parking lots should be of sufficient height to hide automobile grill work. Landscape material used to meet the above requirements should provide 100% screening within one growing season, and must be provided with an automatic irrigation system.

RESPONSE: Trash and loading facilities are designed to be appropriately screened from the adjacent pedestrian facilities.

Any lot that becomes vacant through removal of a development should be screened from the abutting public corridor. Vacant lot screening should utilize the elements described above and additional treatments as necessary to protect the visual and functional quality of the adjoining public corridor. Screening design, materials and maintenance should be compatible with public sector site elements.

RESPONSE: Not applicable since Applicant does not intend to cause a lot to become vacant as part of this Application.

Paving:

Public sector paving should be as shown on the approved Beach Revitalization streetscape plans or as specified in other sections of these guidelines. Paving systems used on private plazas and walkways should be compatible in pattern and scale to public sector paving. Private paving systems which immediately abut and are readily visible from adjoining public corridors should reflect the same color, material and texture as the public sector paving and provide a cohesive visual and functional transition without interruption.

RESPONSE: Not applicable.

While private paving systems should be of outstanding design and character, they should be encouraged to fit within the overall fabric of the streetscape and not dominate the visual experience. Private paving should be sensitive to the needs of the beach-going public and be handicap accessible. Paving design, materials and maintenance should be compatible with public sector site elements.

RESPONSE: Not applicable.

Landscape:

Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12 of the ULDR. Existing trees should be preserved or otherwise mitigated as outlined in the ordinance. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements where appropriate.

RESPONSE: See sheet Landscape plan.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. Landscape design and maintenance should be compatible with public sector site elements. Private sector landscape planting should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Existing trees should be preserved or otherwise mitigated as outlined in Section 47-12. Plant material should be used in a contemporary urban context, acknowledging the limitations of the beach environment, and creating a lush tropical environment in keeping with the visual quality of the beach and adjoining public corridors. Plant massings should be rich in material, with special attention given to the ground plane treatment. Color should be used in bold, massive statements at intersections and where appropriate.

RESPONSE: See sheet Landscape plan.

Private sector plant material which immediately abuts and is readily visible from adjoining public corridors should reflect the species, size, and spacing of the public sector landscape and provide a cohesive visual and functional transition without interruption. This street frontage landscaping should not be blocked visually by fences or other architectural treatments. All street frontages should have palms and shade trees. One half of the trees on these frontages should be shade trees. Property abutting the River should have trees and palms planted along this water frontage. Landscape design and maintenance should be compatible with public sector site elements.

RESPONSE: See sheet Landscape plan.

i) Site Furnishings:

Private sector site furnishings should be consistent with the proposed use, adjacent development, and as

required by applicable codes. Site furnishings should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be given to maximizing passive relaxation opportunities in locations which allow varying degrees of interaction with adjacent pedestrian corridors. Visual clutter and haphazard distribution of site furnishings should be discouraged. Site furnishing design, materials, and maintenance should be compatible with public sector site elements.

RESPONSE: Applicant intends to use site furnishings that will be consistent and compatible with the adjacent properties to the north and south of the Property.

Vending machines visible from public rights-of-way should be located and/or designed to be compatible with the adjacent development and public sector site elements. The location of these vending machines shall be compatible with adjacent architectural color and style; uniform in style, material, height and color when located next to other vending machines and must not interfere with public automobile or pedestrian access.

RESPONSE: Not applicable since vending machines are not part of this Application.

j) *Signage:*

Private sector signage should be consistent with the proposed use, adjacent development, and as required under Section 47-12. Signage should be considered an integral component of the urban streetscape and designed/located accordingly. Signage should be restrained in character and no larger than necessary for adequate identification. Wherever possible, signage should be integrated with the building architecture, arcades or canopies. Private signage which improves the pedestrian's orientation to adjoining pedestrian and vehicular circulation systems should be encouraged.

RESPONSE: Signage will comply with ULDR requirements.

Building signage should be discouraged above the building's second floor elevation except on hotels which may be permitted to display a single discrete sign on both the north and south faces of the main building mass. Roof signs and billboards should be expressly prohibited. Freestanding signs should be located and sized so they do not obstruct views to/from adjoining parcels or impede clear view of pedestrian and vehicular traffic and traffic control devices.

RESPONSE: Not applicable since the 2980 Building is one story.

The intensity and type of signage illumination should not be offensive to surrounding parcels or the uses therein. Signage style and character should enhance the visual and functional quality of the adjoining public corridor. Signage design, material and maintenance should be compatible with public sector site elements.

RESPONSE: Signage will comply with ULDR requirements.

k) *Lighting:*

Private sector site lighting should be consistent with the proposed use, adjacent development, and as required under applicable codes. Site lighting should be considered an integral component of the urban streetscape and designed/located accordingly. Emphasis should be placed on both the nighttime effects of illumination quality and the daytime impact of the standard's appearance.

RESPONSE: So Noted.

Site lighting should be consistent with the theme of the immediate context and compatible with the lighting of adjacent parcels. Light distributions should be relatively uniform and appropriate foot-candle levels should be provided for various uses. (Refer to adopted Public Sector Site Lighting Guidelines for average maintained foot-

candle recommendations). All exterior private sector spaces should be sufficiently lit to allow police and citizen surveillance, enhance personal security, and discourage undesirable activities. Exterior lighting should be controlled by an automatic timer or photocell to insure regular activation.

RESPONSE: The exterior spaces will be sufficiently lit to allow police and citizen surveillance of Property.

Site lighting which immediately abuts and is readily visible from adjoining public corridors should reflect the fixture style, light source and illumination intensity of adjoining public lighting and provide a cohesive visual and functional transition without interruption. Site lighting design, materials and maintenance should be compatible with public sector site elements.

RESPONSE: So noted.

l) *Utilities:*

Private sector utilities should be consistent with the proposed use, adjacent development, and as required under applicable codes. Above-grade utilities should be integrated with surrounding uses and carefully located to minimize visual and functional impact on the adjoining streetscape.

RESPONSE: Not applicable since placement of utilities is outside of the scope of this Application.

New development should be encouraged to provide underground utility lines. Existing or renovated development should be encouraged to relocate overhead utility lines underground.

RESPONSE: So noted.

Any above-grade utility elements should be consistent in placement, orientation, mounting and material. All above-grade utility elements should be painted one unobtrusive color which allows the elements to blend with their surroundings. All above-grade utilities should be screened by planting and/or low walls so they are not visible from the street and pedestrian circulation areas.

RESPONSE: Not applicable since placement of utilities is outside of the scope of this Application.

Pedestrian Accessible Spaces:

Hotel and commercial development shall provide direct access to adjoining public sidewalks in order to stimulate pedestrian activity. These spaces shall supplement public sector walkways and improve access to the beach and the River, or both.

RESPONSE: Applicant provides direct access to the Federal Highway.

o) *Defensible Space:*

All projects shall promote a secure environment. This is to be accomplished by designing with CPTED (Crime Prevention Through Environmental Design) principles.

In addition to the above requirements, the following may be required based on the site specifics of each project:

RESPONSE: So noted.

Provide plant material in the adjacent right-of-way.

RESPONSE: So noted.

Provide foundation/entry plantings to the development.

RESPONSE: Required landscaping will be provided.

All sites should exhibit lush tropical landscaping.

RESPONSE: So noted.

Provide large trees/shrubs (mature plantings). This may be required in order to mitigate certain objectionable uses or needed to assist in the neighborhood compatibility of the proposed development.

RESPONSE: So noted.



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: February 14, 2017

Applicant: 2980 Investments, LLC.

Project Name: 2980 Retail and Restaurant Building

Case Number: ZR17003

Request: Site Plan Level IV: Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Exclusive Use (X-P) with Allocation of Commercial Flex for 5,100 Square Foot Restaurant and 2,465 Square Foot Retail

Location: 2980 N Federal Highway

Zoning: Boulevard Business (B-1) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)

Land Use: Commercial and Medium-High Density

Case Planner: Karlanne Grant / Tyler LaForme



Case Number: ZR17003

CASE COMMENTS:

A. Prior to Planning and Zoning Board Meeting sign-off, please provide a written response to the following comments in Section A:

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 Benjamin Restrepo at 954-828-5216 or brestrepo@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 agency for the improvements along:

- a. US 1 / N Federal Highway – 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 Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov.
 5. Provide Civil Engineering drawings as part of DRC submittal, including: Paving, Grading, and Drainage Plan; Water and Sewer Plan; Erosion and Sediment Control Plan; Signing and Marking Plan. Per City Atlas Maps, Civil plans should also include layout of existing 10" public sewer infrastructure along 15' Alley, that appears to flow diagonally through middle of proposed development towards existing manhole in Middle River Drive (i.e. near northeast corner of proposed development), as well as existing 42" sewer force main along west side of Middle River Drive; contact Jon Stahl at jstahl@fortlauderdale.gov or 954-828-7830 to request as-built City utility information.
 6. Discuss status and provide background of existing easements shown on ALTA / ACSM Land Title Survey: 5' Utility Easement (i.e. along eastern boundary of 15' Alley), multiple 10' x 18' Anchor Easements, FP&L Easement (i.e. Title Review Notes Item #8), and any Utility Easement that provides perpetual maintenance access to existing public sewer infrastructure located on the proposed development. Show graphical representation of Title Review Notes #6 & #7 on survey.



7. Centerline of US 1 / N Federal Highway is not shown on ALTA / ACSM Land Title Survey in middle of 120' Right-of-Way, and should be consistent with corresponding 'Coral Ridge LZB' Plat; delineation of 'Public Land' shown just north of the proposed development (i.e. just east of 15' Alley) shown on ALTA / ACSM Land Title Survey is not consistent with 'Coral Ridge LZB' Plat; and 5' Alley Right-of-Way Dedication shown on 'Coral Ridge LZB' Plat (i.e. along western boundary of 15' Alley) is missing on ALTA / ACSM Land Title Survey. Please be advised that any public Easement vacation requires a separate Property & Right-of-Way DRC meeting and City Commission approval.
8. Development on the proposed site must conform to the Broward County Land Use Plan, per Surveyor's Notes shown on 'Coral Ridge LZB' Plat.
9. Provide update on status of plat.
10. Provide site demolition and phasing plans for existing paved roadways (including driveway access to US 1 / N Federal Highway and Middle River Drive), parking areas, and utilities (including backflow preventer and underground private storm drain infrastructure); discuss whether existing utility poles / overhead utility lines along 15' Alley are to be undergrounded, especially where an existing pole appears to conflict with proposed drive aisles and (relocated) Alley Access Easement.
11. Review potential to provide narrower 20' driveways at two-way ingress / egress points to minimize pedestrian / vehicular conflicts, with flare outs internally on-site to meet requirements of ULDR Section 47-20.11. If wider driveways are required for functionality of proposed development (especially any regular semi-trailer truck access), provide justification by showing truck turning template circulation (with radii dimensions labeled) of design vehicle accessing site to / from US 1 / N Federal Highway and Middle River Drive.
12. Show and label on Site Plan 5' (min.) clear sidewalk width for public pedestrian access along development side of US 1 / N Federal Highway and Middle River Drive, back of sidewalk to be located at respective FDOT or City Right-of-Way boundary.
13. Dimension typical roadway travel lane widths (and on-street parking lane lengths / widths, as appropriate if recommended by Transportation & Mobility) on the Site Plan for the proposed development side of US 1 / N Federal Highway and Middle River Drive.
14. Per ULDR Section 47-20.5.C.6, provide (i.e. show and label on Site Plan) and dimension the minimum stacking distance required for driveway ingress to and egress from the proposed development – a minimum 12' x 22' area for each vehicle to be accommodated for stacking; coordinate with gate access if appropriate. Coordinate stacking requirements for US 1 / N Federal Highway driveway access points with FDOT.
15. Continue concrete sidewalk across all proposed driveway access points to US 1 / N Federal Highway and Middle River Drive; delineate with FDOT's 'Urban Flared Turnout' standard detail for US 1 / N Federal Highway driveway access. Design driveway tie-in along Middle River Drive per the City's Driveway Plan Detail Sheets (Right-of-Way), available online via the City's website at <http://www.fortlauderdale.gov/home/showdocument?id=1524>.
16. Provide typical roadway cross-sections and dimensions for proposed development side adjacent to US 1 / N Federal Highway and Middle River Drive.
17. Sheets A-3.0 thru A-4.1 (4 Sheets total): Show and label existing Right-of-Way boundaries, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building



elevation / section details, as appropriate; label the horizontal clearance to the adjacent Right-of-Way and Easement boundaries (if applicable).

18. Proposed driveway approach to US 1 / N Federal Highway: Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
19. 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](#).
20. Verify and discuss ADA accessibility design for sidewalk improvements along US 1 / N Federal Highway and Middle River Drive, especially ground floor access to the new '2980 Retail / Restaurant Building', as well as crossing proposed driveways and connecting to existing sidewalk as appropriate. Along proposed development side of Middle River Drive, connect to existing sidewalk located just beyond north property boundary (i.e. north of adjacent Alley Right-of-Way), as well as connect to existing paved driveway surface just south of the south property boundary.
21. Please be advised that any permanent encroachment into the City's Right-of-Way (including Alley encroachments), including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License. Future coordination with the City Attorney's Office will be needed to coordinate the proper requirements and conditions. Any permanent encroachment into other jurisdictional Right-of-Way (i.e. FDOT, BCHECD, etc.) shall be coordinated with those agencies.
22. Discuss conveyance of on-site drainage (including roof drains) for the proposed improvements, since it shall not be connected to the adjacent public storm drain system; per ULDR Section 47-25.2.B, 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 (2½) inches of runoff from the impervious surface, whichever is greater.
23. Discuss how sidewalk runoff from proposed development (between building and Right-of-Way boundary) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, or whether additional infrastructure will be required.
24. 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.
25. Describe design intent of site grading in vicinity of proposed building, especially with regards to fill requirements per City's Code of Ordinances.
26. 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.
27. 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 in Section B:

28. 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.
29. 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 and grading plan.
 - e. Signing and Marking Plan, including the radii all landscaping and pavement areas.
30. 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](#).
31. 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, BCHECD, and the City. Provide authorization as appropriate from FDOT, BCHECD, and the City for the existing and proposed connections between the on-site drainage system and public right-of-way.
32. 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.
33. Provide dedicated fire service connection (not combined with domestic water service connection), per the National Fire Protection Association (NFPA) guidelines, for the proposed development. Buildings with fire pumps must have an adequate and reliable capacity and shall be of single supply as per AHJ per NFPA 24 2.3. Per NFPA 13 23.1.3.2 (2007 ed.), when a single supply serves a main less



than 6 in., then it may serve both domestic and fire systems. If fire main required is larger than 6 in. must be single use and dedicated to fire service.

34. 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.
35. Show all existing and proposed utilities on the landscaping plans for potential conflict.
36. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
37. 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.
38. Please note 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; show and label in plans as appropriate.
39. 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.
40. 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
41. 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.
42. 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 the following comments in Section C:

43. 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.

44. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

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

45. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at 954-357-6632 or ekalus@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
46. 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.
47. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
48. 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.
49. 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.
50. 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.
51. 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).
52. 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.
53. 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.

54. 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.
55. 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: ZR17003

CASE COMMENTS:

Please provide a response to the following:

1. Indicate the project's compliance with the Unified Land Development Regulations ("ULDR") Section 47-23.9, Interdistrict Corridor Requirements.
2. The landscaped pervious area for the Vehicular Use Area appears to meet the percentage by the exact number. Illustrate how this is accurate for each parcel for the proposed zone.
3. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This basically means that plant material must be grouped together based on watering needs, and turf areas must be limited and/or consolidated. The planting areas are to be irrigated on a separate zone than the turf areas. Once plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Please visit MuniCode to view the updated Landscape & Tree Preservation ordinance including native, pervious, and turf required percentages
https://www.municode.com/library/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
4. Provide street trees in the right of way swale area, as per ULDR 47-21.13.B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Note that where such a planting strip does not exist or is impractical to provide, street trees may be located in a perimeter planting area where this landscaping area adjoins the street right-of-way.
5. Provide alternate large canopy tree species to replace Crepe Myrtle and East Palatka Holly.
6. The landscaped peninsular islands are to contain canopy trees. East Palatka Holly, Ligustrum, or Palm trees are not considered canopy trees.
7. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.
8. Along the perimeter of the site which abuts the streets, a perimeter landscape area shall be provided at the depth of ten (10) feet. Please illustrate this along both east and west streets.
9. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
10. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed in or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans



that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.

11. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet aware from shade trees, as per ULDR Section 47-21.12.
12. Note that 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.
13. Note that 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.
14. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. Continuous planting means hedges and shrubs approximately 2 feet tall planted 2 feet apart. This may require existing paving, asphalt and/or concrete to be removed and replaced with planting soil to a minimum depth of 3 feet and the width of the planting area is 3 feet. Please clearly note and illustrate this on plans.
15. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.

GENERAL COMMENTS

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

16. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
17. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6.A.11 and 47-21.10.
18. 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: ZR17003

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 map and 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 and Medium-High Density 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 re-platting. If re-platting 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. Indicate the project's compliance with the Unified Land Development Regulations ("ULDR") Section 47-23.9, Interdistrict Corridor Requirements, by providing a point-by-point narrative response, on letterhead, with date and author indicated.
5. The proposed project requires review and recommendation by the Planning and Zoning Board ("PZB") and approval by the City Commission. A separate application and fee is required for both PZB and review and City Commission review. The applicant is responsible for all public notice requirements (See ULDR, Section 47-27).) *Note: The City Clerk's office requires 48- hour notice prior to a Commission meeting if a computer presentation is planned (i.e. Power Point) to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project case planner for more information (954) 828-5019.*
6. Pursuant to Public Participation requirements of ULDR, Section 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of the application to 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;
 - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record; and,



- c. Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. 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.
7. The Site Plan and the Alley Vacation are two separate requests; therefore the files are required to be separated. Provide the documents (i.e. the narratives) as separate submittals for Development Review Committee ("DRC") and the upcoming reviews [PZB and City Commission].

DEVELOPMENT SITE COMMENTS

8. Provide a breakdown of the parking data illustrating the parking requirements for each of the proposed uses per ULDR, Section 47-20.
9. Provide required parking verses proposed based on the ULDR.
10. Confirm on the Site Plan and any other applicable plan what furniture store is being proposed. Please note that if a more intense use is proposed in the space where the furniture store is proposed in the future, a parking reduction will be required for the site. Consider parking the vacant space where a proposed furniture store is being proposed as an office/retail at 1/250 per ULDR Section 47-20.
11. Consider requesting a parking reduction for the site. Note: A parking reduction will require another DRC meeting review.
12. Provide a separate sketch and legal that shows the proposed rezoning for the site.
13. Denote /hatch on all plans the areas proposed to be rezoned.
14. Provide a better pedestrian connection from the parking lot to the building.
15. Provide the dimension for side yard setback on the south side of the property; a dimension in the center and to the east where the side yard flares out.
16. Provide the dimension of the overhang. The maximum allowed is three (3) feet or one-third (1/3) of the yard, whichever is less per ULDR, Section 47-19.2.B.
17. Lighting for the parking facilities adjacent to the residential neighborhood should be respectful and cognizant to light trespass to the neighboring residential properties. Extend values on photometric plans to the property lines abutting residential. Show values pursuant to ULDR, Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Lighting fixtures and glare cannot be visible from neighboring properties. Consider reducing height of poles due to proximity of the project nearby residential area. Be aware that if lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees (ULDR, Section 47-20.14).
18. Provide details of the dumpster enclosure and how it meets ULDR, Section 47-19.4.
19. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.



20. Depict/label all mechanical equipment including spot elevations of all mechanical equipment to verify proposed screening adequately shields all equipment from view and/or incorporate these elements onto a seamless design treatment solution. Equipment should be centralized to the extent possible so it's not visible. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
21. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
22. It is strongly recommended that bicycle parking is provided in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. For more information, please send email to kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

23. Site Plan approval is contingent upon the approval of the proposed alley vacation (Case Number V17001).
24. Provide a written response to all DRC comments within 180 days.
25. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-6162) to review project revisions and/or to obtain a signature routing stamp.
26. Additional comments may be forthcoming at the DRC meeting.



Case Number: ZR17003

CASE COMMENTS:

Please provide a response to the following:

1. All exterior glazing should be impact resistant.
2. All entry / exit doors should be solid, impact resistant or metal.
3. All entry and exit doors should be equipped with a secondary locking system like door pins, deadbolts or burglary prevention hardware.
4. A Closed Circuit TV system should be utilized focusing on the register areas, entry and exit points, safe, office and parking lots.
5. The businesses should be equipped with an intrusion alarm and a silent "Panic" alarm for police response.
The alarm system should have battery back-up and or cellular back-up features.
6. The businesses should be equipped with a safe that is bolted to floor.
7. The office should be access controlled.
8. Any back door or service door should provide a view of the exterior or be fitted with a 180 degree peephole or viewport for security.
9. Site lighting should follow C.P.T.E.D. standards.

GENERAL COMMENTS

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction.



Case Number: ZR17003

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. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. 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.
6. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Containers: must comply with 47-19.4
8. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen 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.
9. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
10. Draw dumpsters on site plan.
11. 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



Case Number: ZR17003

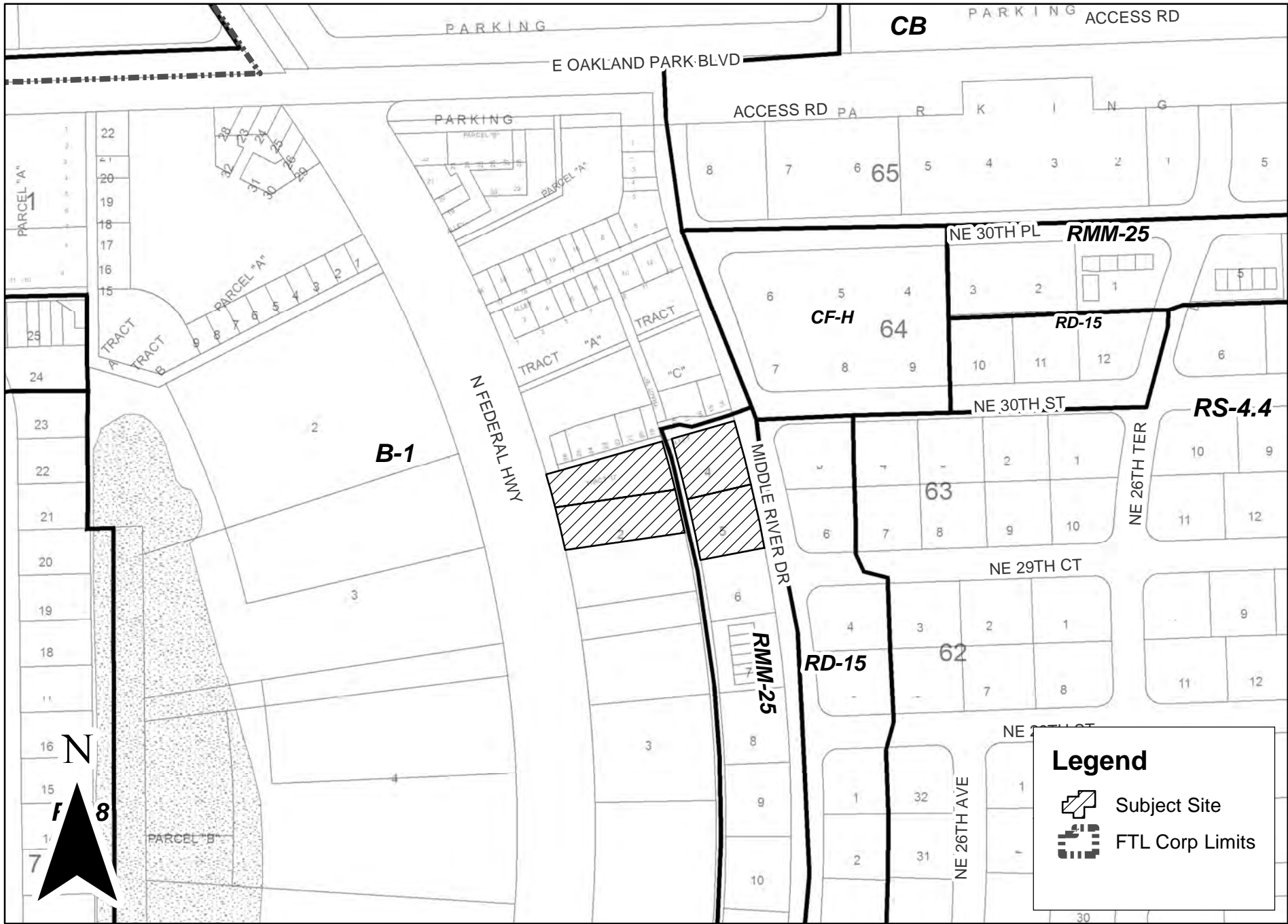
CASE COMMENTS:

1. Please show all sidewalk dimensions on the site plan, including all pinch points on the site.
2. Please provide a 7 foot sidewalk along US1.
3. Please connect the 5 foot sidewalk along Middle River Dr to the existing sidewalk north of the site.
4. When calculating the amount of parking that the site requires the applicant must use the City of Fort Lauderdale's ULDR "Section 47-20. - Parking and Loading Requirements". The submitted plan shows the ITE manual was used to calculate the parking space requirement. Please use the proper calculations/methodology for the proposed site. If the site can't hold the proper parking requirement please refer to ULDR Section 47-20.3 - Reductions and exemptions.
5. Bicycle parking is strongly encouraged, covered if possible, with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
6. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
7. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan.
8. Additional comments may be provided upon further review.
9. Signature required.

GENERAL COMMENTS:

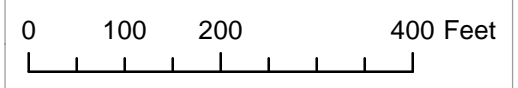
Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



ZR17003

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Graphic Scale