



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 12, 2021

PROPERTY OWNER: Rusty Investments, LLC.

APPLICANT/AGENT: Stephanie Toothaker, Esq.

PROJECT NAME: Surterra

CASE NUMBER: UDP-S20008

REQUEST: Site Plan Level III Review: Conditional Use for a 3,898 Square-Foot Medical Cannabis Dispensing Facility with Associated Parking Reduction

LOCATION: 1776 E. Sunrise Boulevard

ZONING: Boulevard Business (B-1) and Residential Multifamily High Rise/Medium High Density (RMH-25)

LAND USE: Commercial and Medium-High

CASE PLANNER: Nick Kalargyros

Case Number: UDP-S20008

CASE COMMENTS:

Please provide a response to the following:

1. Update all relevant codes to the current 2020 Florida Building Code-Seventh Edition [F.B.C.101.2]
2. Specify use of adjacent tenants and provide fire rating separation on plan in accordance with Table 508.4 of the 2020 FBC.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2021 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
 - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
 - b. https://floridabuilding.org/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: UDP-S20008

CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written responses to the following review comments:

1. Obtain a letter of water and wastewater service availability from the City's Public Works – Engineering Department.

Water and wastewater capacity availability request form can be found at the following site:
<https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-contact-info/development-review-committee-service-demand-calculations-for-water-sewer-request-form>

*** Project must 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. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.

2. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
3. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UPD-S20008

CASE COMMENTS:

Please provide a response to the following:

1. Site obtained Retroactive Landscape permit (PM-00061650) in 2000. Please maintain sheet L-1 within plan sets when Building permit is to be submitted for.



Case Number: UDP-S2008

CASE COMMENTS:

Please respond to the following:

1. All exterior glazing should be impact resistant.
2. Entry/exit door should be solid, impact-resistant, or metal.
3. Entry and exit door should be equipped with a secondary locking system like door pins, deadbolt or burglary prevention hardware.
4. The businesses should be equipped with a CCTV system that would capture an identifiable image of an individual on-site. The system should be capable of covering entry and exit points, parking lot, and any other sensitive area of concern.
5. CCTV must be capable of recording and retrieving for at least thirty (30) days and should be operational at all times during business hours.
6. 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.
7. A vault, drop safe, or cash management device that provides minimum access to the cash receipts
8. Stairs should be Egress-Only at the ground floor to avoid unauthorized intrusion.
9. Security plan shall follow Conditional Use Permit Requirements Section 47-24.3
10. Lighting and landscaping should follow C.P.T.E.D. Guidelines.

GENERAL COMMENTS

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

Please submit responses in writing before D.R.C. sign off.



Case Number: UDP-S20008

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
5. Containers: must comply with 47-19.4
6. 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.
7. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. 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).
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

General Comments

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-S20008

CASE COMMENTS:

1. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
2. Continue to coordinate with Transportation and Mobility staff on the parking reduction methodology. The parking reduction needs to be completed Pursuant to ULDR Section 47-20.3.
 - a. Site plan should show what percent of a parking reduction is being requested.
 - b. A parking reduction order will need to be recorded.
3. In the parking statement please provide the pages and formulas from the ITE parking generation manual 5th edition that were used to calculate the parking generation rates.
4. Additional comments may be provided upon further review.
5. Sign off is required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. 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.
2. 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.



Case Number: UDP-S20008

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the 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. 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.
2. The site is designated Commercial and Medium-High Residential on the City's Future Land Use Map. The proposed use is located on the portion of the site designated as Commercial which is permitted. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
3. Be advised, the City has an active Development Review Application, DRC Case PLN-SITE-1910008, for a Medical Cannabis Facility located at 1771 E. Sunrise Boulevard, which is located on the north side of Sunrise Boulevard approximately 150 feet from this site location.
4. Provide an existing floor plan layout of existing conditions of the space.
5. Pursuant to ULDR Section 47-18.46.D, provide a certified survey from registered engineer or surveyor indicating distance from a school, daycare, park, and library per required distance radius measurements.
6. Pursuant to ULDR Section 47-18.46.D.3, provide a security plan is required to ensure the safety of persons and to protect the premises from theft both in the premises and in the surrounding rights-of-way. Provide detailed notes on the floor plan illustrating how the project meets the criteria with notes including but are not limited to:
 - a. A silent security alarm that notifies the police department that a crime is taking place;
 - b. A vault;
 - c. Drop safe or cash management device that provides a minimum access to the cash receipts;
 - d. Security camera system capable of recording and retrieving for at least thirty (30) days; and,
 - e. An image which shall be operational at all times during and after business hours.

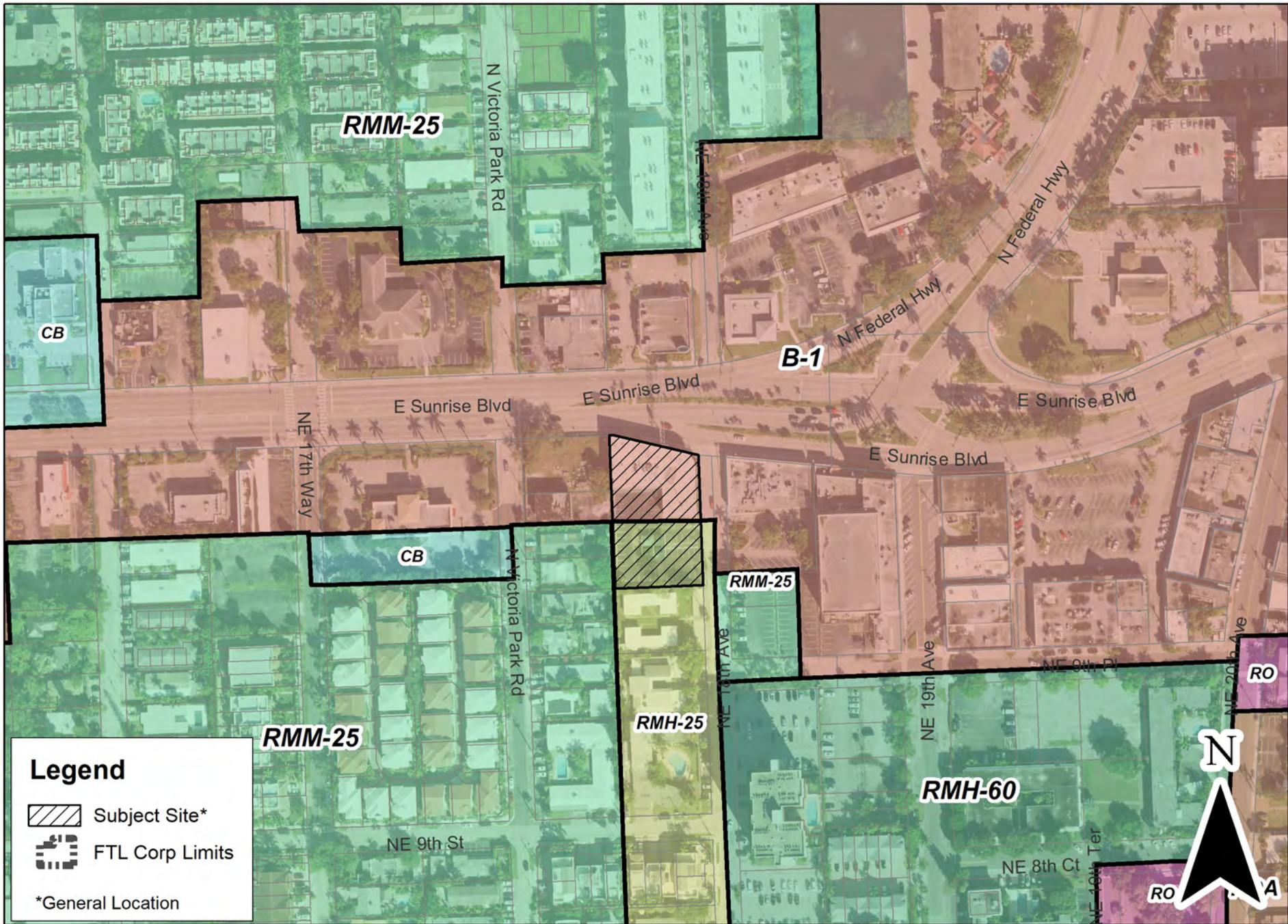


7. Pursuant to Section 47-20.3, Parking and Loading Requirements:
 - a. Provide information on any existing off-site parking agreements as the site is posted with signs stating parking for il Mulino and Canyon; and
 - b. Confirm with the Zoning Administrator whether a parking variance is necessary prior to the request for a parking reduction as the site currently does not meet parking requirements;
8. Pursuant to ULDR, Section 47-20.3.A.5, Parking and Loading Requirements, Reduction and Exemption Criteria:
 - a. Provide a written narrative demonstrating the application meets the applicable criteria for a reduction;
 - b. A separate application and fee are required for a parking reduction request; and
 - c. Should the application for a parking reduction be approved, a parking reduction order must be executed and recorded in the public records of Broward County at the applicant's expense, prior to Final DRC approval.
9. 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.

GENERAL COMMENTS:

The following comments are for informational purposes.

10. Please be advised that pursuant to State Statute, Section 166.033, that within 120 days of an application being deemed complete, or 180 days for applications requiring a quasi-judicial hearing or public hearing, a municipality is required to render a decision on the application, unless an extension of time is mutually agreed upon between the City and the applicant.
11. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZB or Final DRC sign-off, please schedule an appointment with the project planner, Nicholas Kalargyros via email (nkalargyros@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
12. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
13. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



UDP-S20008

