



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: March 9, 2021

PROPERTY OWNER: 1800 State Road, LLC.

APPLICANT/AGENT: Mario Martinez, U-Haul

PROJECT NAME: U-Haul Facility 788054

CASE NUMBER: UDP-SR21002

REQUEST: Site Plan Level IV Review: Rezoning from Residential Multifamily Mid Rise/ Medium High Density (RMM-25) to Community Business District (CB) with .10 Acres of Commercial Flex Allocation for a 132,984 Square-Foot Self-Storage Facility

LOCATION: 1800 W. State Road 84

ZONING: General Business (B-2) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)

LAND USE: Commercial and Medium-High Residential

CASE PLANNER: Adam Schnell

Case Number: UDP-SR21002

CASE COMMENTS:

Please provide a response to the following:

1. Update the building code references to the current 2020 Florida Building Code-Seventh Edition [FBC 2020-101.2]
2. Specify uses and occupancy classification per Chapter 3 of the FBC 2020.
3. Specify height and area compliance per Chapter 5 of the FBC 2020.
4. Provide building construction type designation per Chapter 6 of the FBC 2020.
5. Specify fire-resistance rating requirements based on building separation FBC Table 601 and 602.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the FBC 2020.
7. Specify required number of exits based on travel distance, occupancy load, and use FBC 1006.
8. Indicate code compliant sprinkler system per 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-SR21002

DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, 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:

- a. Provide copy of Pre-application meeting memorandum with FDOT.

CASE COMMENTS:

Prior to City Commission Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on 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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.). Property lines, NVAL, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). Sufficient information must be provided on survey for staff to determine proposed development improvements are being coordinated with adjacent right of way and properties.
 - a. Provide the correct plat book and page number of the 10' electric easement along the north perimeter of the development.
2. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
3. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88).
4. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
5. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
6. Discuss status of existing parking agreement with adjacent property owner to the west, which appears to be slated to serve the proposed development.
7. Sight triangles located at the intersection of a driveway along a right-of-way under State jurisdiction are subject to FDOT sight visibility requirements. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.



8. Discuss dumpster enclosure/trash pick-up access requirements with case planner and waste management. Clearly depict trash enclosure on site plan. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable. 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.
9. Provide and label typical roadway cross-sections for the proposed development side of West State Road 84/Marina Boulevard at the driveway access points and at landscape swale areas. In addition, provide cross sections at the east, west, and south perimeters to verify stormwater runoff retention and transition to the adjacent developments.
10. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
11. For surface or ground-level parking lot layout:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns. In addition, the clear width and depth parallel parking stall dimensions shall be 8'-8" and 24'-0", respectively.
12. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgrisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

13. 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 the 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. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>



14. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
15. Please email CRBARRETT@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
16. Conceptual Paving, Grading, and Drainage Plan:
 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate, and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - b. Coordinate as appropriate with FDOT for mitigation of additional runoff along West State Road 84.
17. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map
18. If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
19. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A minimum of 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
20. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
21. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



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22. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-SR21002

CASE COMMENTS:

Please provide a response to the following:

1. 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 (hydro zone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Plant material species must be minimum 50% Florida Friendly Landscaping. Planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Illustrate hydro zones on planting plan and include calculations in table.
2. Being that there is residential property to the south and the workings of neighborhood compatibility of a development of such a massed structure. To help scale down the proposed structure to the residential property to the south, please propose tall maturing trees between the proposed trees at the perimeter and the structure. A type of trees the Department would suggest would be Cypress trees. As this area is proposed as a retention area the Cypress trees will handle any flooding that may happen, would scale down and soften the view of the structure to the residential community to the south.
3. Provide tree protection barricade detail for existing trees on site to remain, as per ULDR 47-21.15. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
<http://www.fortlauderdale.gov/home/showdocument?id=6386> is a link to the city web page to assist you.
4. For permit requirements of palm tree removal, the trunk height measurement is to be provided.
5. Only up to 50 percent of the Net Lot Area may be in turf grass, please provide the amount of sod being proposed.
6. Topsoil shall be clear and free of construction debris, weeds, rocks, noxious pests, and diseases. The topsoil for all planting areas shall be composed of a minimum of fifty percent (50%) muck or horticulturally acceptable organic material. Please provide a detail of the use of planting soil for planting beds and sod areas and its use within the Plant List.
7. 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.
8. There are sight triangles at the driveway and street of 10 feet. The proposed Clusia are showing to be located within and at a maximum height for shrubs within the sight triangle. For future growth and maintenance practices, please have the Clusia that is proposed all along the sidewalk shifted back, as to not encroach onto and interfere within the public realm of the sidewalk and sight triangles.



9. Change of grade within the dripline of the existing trees would be a violation of city ordinance. Please investigate a redesign of the retention area as to limit the impact to the root system of the existing trees.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please not at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering permit and approval (GLandscape permit). This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
3. 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. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



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CASE COMMENTS:

Please respond to the following:

1. All exterior entry and exit doors should be equipped with a secondary locking system like door pins, deadbolts or burglary prevention hardware.
2. All exterior entry/exit doors should be solid, impact-resistant, or metal.
3. Ground-level stair doors should be egress only or access controlled. Stair doors into floors should be access controlled.
4. All elevator lobbies and/or elevators should be access controlled.
5. All glazing should impact resistant.
6. The site 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, storage areas, and any other sensitive area of concern.
7. Site lighting and landscape should follow the City of Ft Lauderdale C.P.T.E.D. standards

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-SR21002

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. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. Containers: must comply with 47-19.4
7. 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.
8. 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-SR21002

CASE COMMENTS:

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. A traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
3. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
4. Provide FDOT access management pre-application letter.
5. Illustrate clear sight triangle for the intersections and driveways.
6. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site.
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. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
8. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to 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. Bicycle parking needs to be located on the site so that it is accessible to the public.
9. Additional comments may be provided upon further review.
10. 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-SR21002

CASE COMMENTS:

Please provide a response to the following:

- 1) The site is designated Commercial and Residential Medium-High on the City's Future Land Use Map. The proposed use is permitted in the designation of Residential Medium-High Future Land Use through the allocation of Commercial Flex Acreage. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 2) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively.
- 3) Pursuant to ULDR Section 47-28, the proposed project requires allocation of Commercial Flex Acreage. Contact Jim Hetzel, Principal Urban Planner at jhetzel@fortlauderdale.com to verify the availability of flex units, and include the flex unit request in the application project narratives. Demonstrate that the use of flexibility units meets ULDR criteria, supports and implements specific relevant goals, objectives and policies of the City's Comprehensive Plan, Land Use Element, by providing point-by-point narrative responses, on letterhead, with date and author indicated.
- 4) 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:
 1. 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,
 2. 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.
- 5) In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZ, Pre-CC and/or Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
- 6) Pursuant to ULDR Section 47-28.1.G- Allocation of commercial uses on residential land use designated parcels, the rear Residential Multifamily Mid Rise/ Medium High Density (RMM-25) portion of the property is



required to be rezoned to Community Business (CB). Due to rezoning requirements, Planning and Zoning Board review and City Commission approval are required for per Section 47-24.4.-Rezoning (City Commission). Note: The CB district does not allow self-storage facilities as a permitted use which would restrict any future expansion into this portion of the site; however other ULDR requirements such as open space and landscape is permitted.

- 7) A separate application and fee are required for PZ Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Section 47-27).
- 8) Provide a Sketch and Legal Description for the rezoning of the rear RMM-25 portion of the property to CB. Signoff from the City Surveyor is required prior to Planning and Zoning Board application submittal. Additionally, the site plan shall provide the total square footage of each zoning district to calculate the total square footage of commercial flex acreage that is required.
- 9) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.
- 10) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Sec. 47-28.1.G, Flexibility Rules
 - b. Sec. 47-18.29, Self-Storage Facility
 - c. Sec. 37-24.4.D, Rezoning (City Commission)
 - d. Sec. 47-25.3., Neighborhood Compatibility Requirements
 - e. Sec. 47-25.2., Adequacy requirements
- 11) Provide the following changes on the site plans:
 - a. Per Section 47-25.3, Neighborhood compatibility requirements, a 5-foot wall must be installed between the development site and any residential property, in accordance with the following:
 1. Decorative features shall be incorporated on the residential side of such wall according to the requirements of Section 47-19.5.;
 2. Shall be located within, and along the length of the property line which abuts the residential property;
 3. When a utility, or other public purpose easement, on the nonresidential property precludes the construction of a wall, then an opaque fence, constructed in accordance with the standards described in Section 47-19.5, may be erected in lieu of the wall required above. The use of an opaque fence as a physical barrier between nonresidential and residential property shall be reviewed and recommended by the city engineer.
 - b. Pursuant to ULDR Section 47-25.3.A.3.b.iii, Neighborhood Compatibility Requirements; all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 1. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 2. Identify the location of equipment on building elevations by outlining the equipment with dash lines;
 3. Provide screening product material including images or pictures of actual application of such; and,
 4. Indicate all mechanical equipment within the subject site on the site plan and elevations where applicable
 - c. Consider a pedestrian crossing between 1840 W State Road 84 and 1800 W State Road 84 to increase ease of access for patrons.



- d. Per Section 47-23.9- Interdistrict Corridor Requirements, the frontage is required to ensure an active and superior pedestrian environment, supporting the visual appearance and use of the corridor. Modifications to the building's frontage should include enhancements to the pedestrian realm, i.e. bike racks, benches and other similar street enhancements.
 - e. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on landscape plans and provide detail with dimensions. 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 (Section 47-20.14).
 - f. A minimum five-foot wide unobstructed sidewalk is required along the frontage of the building to ensure the current sidewalk meets these requirements, provide measurements for the sidewalk along the frontage of the building.
 - g. Show measurements based on the requirements of Section 47-23.9.B., which requires a 20 foot setback for SR 84, measured from the edge of a curb closest to the roadway pavement or where no curb exists, from the edge of the roadway pavement closest to the development site.
 - h. Dimension parking spaces per Sec. 47-20.11. - Geometric standards.
- 12) Provide the following changes on elevations:
- a. The buildings location is strategically located along a primary node and will serve as an entry point into the City and Edgewood neighborhood, requiring additional attention to architectural elements and building mass considerations. Building massing and architectural design must comply with the following:
 1. Per Section 47-23.9.B.2.b of the Interdistrict Corridor Requirements "awnings, canopies or arcades shall be provided over all doors, windows and other transparent elements along the frontage of the front façade". These features should wraparound the corner of the building, based on the sites obscure angle to the roadway.
 2. Per Section 47-25.3.A.3.e,- *Neighborhood compatibility requirements*, "Development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications...to mitigate adverse impacts such the alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts". To meet the requirements of this section, consider integrating additional architectural elements into the building design, such as use of high quality building material, the inclusion of rectangular features of the proposed building. Exhibit 1 and Exhibit 2 are attached as design examples.
 - (a) Exhibit 1 and Exhibit 2 provide a strong street presence along a high traffic corridor similar to State Road 84. Architectural elements include fenestration, banding, changes in roofline/parapet wall elevations, projection and recession, high quality materials, cornice, awnings, and Bahama shutters.
 - (b) Exhibit 2 shows transition and proximity to residential uses. Focus has been placed on rear architectural features and design aesthetics.
 - b. Show setback dimensions from the property lines on the elevation pages.
 - c. Provide an additional north elevation of the first-floor façade demonstrating 35% transparency requirements have been achieved. This can be illustrated through indicating total square footage percentages through shading of the façade.
 - d. Per Section 47-25.3.A.3.b, *Neighborhood Compatibility Requirements*, design standards are required to protect the character of residential areas from the visual impact of nonresidential builds facing residential properties. Implement the following architectural features along the south façade:
 1. A minimum of one (1) feature from each of the following architectural feature groups with a total of four (4) architectural features from the following list:
 - (a) Detail and embellishments:
 - (i) Balconies



- (ii) Color and material banding
- (iii) Decorative metal grates over windows
- (iv) Uniform cornice heights
- (v) Awnings
- (b) Form and mass:
 - (i) Building mass changes including projection and recession
 - (ii) Multiple types and angles of roofline, or any combination thereof
- 2. The above required facade treatment shall be required to continue around the corner onto the adjoining wall for a distance of twenty (20) feet.
- e. Per Section 47-25.3.A.3.C, Setback regulations, Indicate on the elevation plans that the structure meets the following setback requirements. "When any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one (1) foot for each one (1) foot of building height over forty (40) feet up to a maximum width equal to one-half (½) the height of the building, in addition to the required setback, as provided in the district in which the proposed nonresidential use is located."

- 13) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials

Please note any proposed signs will require a separate permit application.

- 14) 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 COMMENT

- 15) Please note any proposed signs will require a separate permit application.
- 16) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 17) 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.
- 18) 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-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.



Exhibit 1: 7795 W Sunrise Blvd, Plantation, FL 33322, Extra Space Storage

Frontage:



Frontage:



Exhibit 2: 4551 W Sunrise Blvd, Plantation, FL 33313

Frontage:



Frontage:



Rear:



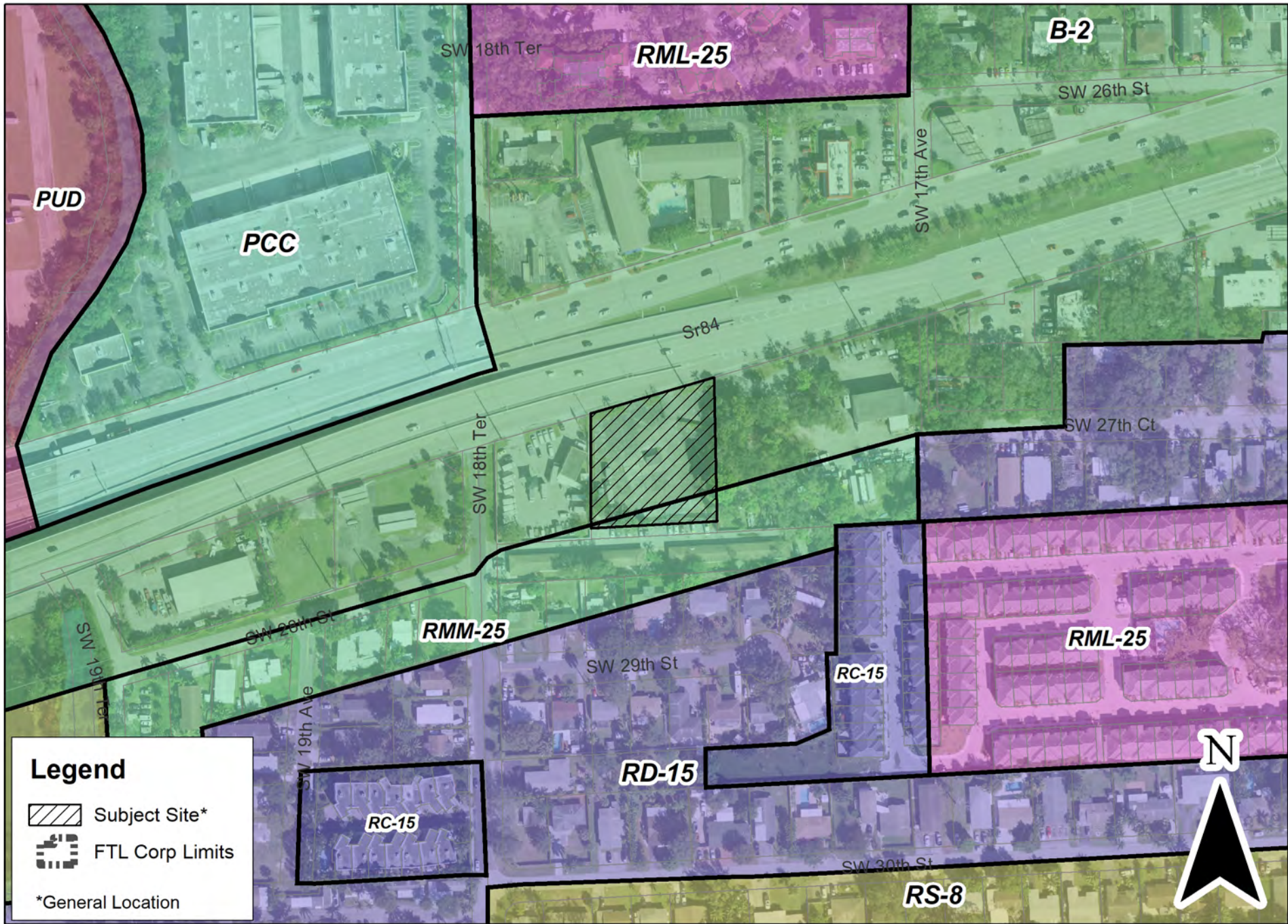


Rear:



Rear





UDP-SR21002

