

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S24045



**CITY OF FORT LAUDERDALE**



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## CASE INFORMATION

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| <b>CASE:</b>                     | UDP-S24045  |
| <b>MEETING DATE:</b>             | July 23, 2024   |
| <b>REQUEST:</b>                  | Site Plan Level II Review: 59,404 Square Foot Private Recreation Facility including fourteen (14) Padel Ball Courts |
| <b>APPLICANT:</b>                | Padel Broward, LLC.   |
| <b>AGENT:</b>                    | Sarah DeINegri, Flynn Engineering Services, P.A.  |
| <b>PROJECT NAME:</b>             | Sports Activity Center  |
| <b>PROPERTY ADDRESS:</b>         | 4000 and 4008 N. Federal Highway  |
| <b>ZONING DISTRICT:</b>          | Boulevard Business District (B-1)   |
| <b>LAND USE:</b>                 | Commercial  |
| <b>COMMISSION DISTRICT:</b>      | 1 – John Herbst   |
| <b>NEIGHBORHOOD ASSOCIATION:</b> | Coral Ridge Country Club Estate   |
| <b>CASE PLANNER:</b>             | Nancy Garcia  |

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## RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
3. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
4. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
5. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC
6. Exits stairways shall discharge directly to the exterior of the building leading to the public way per section 1028 of the 2023 FBC.
7. Show that the separation distance between exit access stairways for levels above seventh floor meet the requirements of section 1007 of the FBC.
8. Show that the openings in the exterior walls adjacent to the north and south property lines meet the requirements of Table 705.8 of the 2023 FBC.
9. Reference the Florida Building Code 8th edition on plan for the proposed development [FBC 2023-101.2]

**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. FBC 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://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On December 31st, 2023, the 8th 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:
  - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
  - c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**

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**CASE COMMENTS:**

**The following approval condition will be applicable upon engineering Final DRC sign-off.**

Prior to issuance of Final Certificate of Occupancy, applicant shall dedicate a minimum ten (10) foot by fifteen (15) foot utility easement for the proposed water meter vault located within the proposed development and outside of existing right-of-way to facilitate City maintenance access as approved by the City Engineer and shown on plans.

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

1. Obtain water & wastewater services availability letter consistent with the proposed development from the City's Public Works – Engineering Department.
2. The 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.).
3. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
4. 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

Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

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



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**CASE COMMENTS:**

Please provide a response to the following:

1. 2024 FIRM- AE 6 Minimum elevation of 7.4 ft required.
2. A.01: Provide finished floor elevation. Include differences in elevation.
3. C-2: Section A-A shows finished floor at 6.95 ft NAVD. This is below minimum requirement. Meter room and Fire room required to meet minimum elevation of 7.4 or must be floodproofed up to minimum BFE+1.4 ft NAVD.
4. Garage below BFE+1.4. All construction below the minimum required elevation shall be of flood damage-resistant materials in accordance with FEMA Technical Bulletin 2.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. Refer to FEMA P-936: Floodproofing Non-Residential Buildings
2. Floodproofing Requirements (Will be required prior to permit issuance)
  - Meet all requirements of FBC 1612, ASCE 24-14, and FEMA Technical Bulletin 3
  - Completed Floodproofing certificate (section II)
  - Emergency operations plan (draft)
  - Panel legend (if applicable) panel numbering and map of location of installation
  - Panel Installation instructions
  - Proposed storage location of the panels and all required hardware for code compliant installation.
3. Additional comments may follow pending submission of corrections.

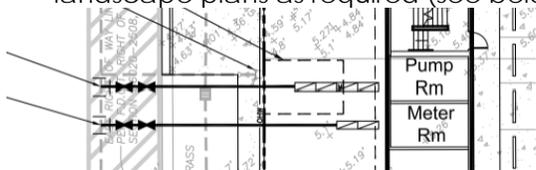


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CASE COMMENTS:

Please provide a response to the following.

- 1. The location and zoning of this property requires adherence to Interdistrict corridor requirements ULDR 47-23.9.A. along N Federal Highway. The first twenty (20) feet of the yard fronting on those subject streets shall be in landscaping. No parking shall be permitted within the required yard. Plans appear to be compliant with landscape requirement of this regulation, but please note and illustrate on plans.
2. For neighborhood compatibility, a ten-foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscaping and parking restrictions provisions of ULDR Section 47-21. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachments. Plans appear to be compliant, but please illustrate and note this requirement on the landscape plans.
3. Discrepancies on Sheet L-1 Landscape Plan New Plant Material List. For proposed tree Magnolia grandiflora 'D.D. Blanchard' with common name "Gumbo Limbo", please revise for clarity indicating which of the two species is to be proposed. Also double-check plant quantity take-offs with landscape plan call-outs for accuracy.
4. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance on the landscape plan.
5. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities.
6. 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 adjacent to, 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. For example, not all utilities from conceptual civil plans are shown on landscape plans as required (see below).



- 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.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
  - b. Provide Structural Soil Detail and composition.
8. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.
  9. 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.
    - a. Approval from jurisdiction for landscape installation in Right Of Way, preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
  10. Additional comments may be forthcoming after next review of new plans and written comment responses.

**GENERAL COMMENTS:**

The following comments are for informational purposes. Please consider the following:

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 do not apply for these at time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering approval. 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 provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole if it is a solid door.
2. Exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
3. All glazing should be impact resistant.
4. The business should be pre-wired for an alarm system, to include duress, motion, and door contacts.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, point of sale areas, room where drop safe is located, elevators, exterior parking, to include the office and retail space. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days.
6. All Lighting, including the parking lot, should conform to IES standards and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. There should be access control for mechanical, electrical and maintenance rooms where applicable.

**GENERAL COMMENTS**

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

Please submit responses in writing prior to DRC sign off.



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**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. Provide on the site plan a garbage truck turning radius for City review.
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high 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.
10. 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.
11. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - *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 [Gwoolweaver@fortlauderdale.gov](mailto:Gwoolweaver@fortlauderdale.gov) . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
  - *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:

Please provide specific details of solid waste and recycling collection per building



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1. The parking data table and traffic impact statement reference a restaurant with 940 SF while the site plan references a Juice Bar with 984 SF, which is correct or is this area referencing the café on the 3<sup>rd</sup> floor? The difference in area could result in a higher trip generation and a higher parking requirement. Please make sure all the documents reference the same area.
2. The Juice bar area in the parking data table does not match the juice bar area labeled on the site plan. Please correct the site plan so the areas match.
3. Label the area of the café on the 3<sup>rd</sup> floor.
4. Three out of the five proposed motorcycle stalls are inaccessible due to proximity standard parking stalls and if at least one stall is occupied by a motorcycle. Correct the plans to make all stalls accessible or remove the proposed motorcycle stalls from the plans.
5. 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. Properly dimension the parking stall dimensions on the plan sets.
6. 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 each proposed driveway. The minimum inbound stacking requirement is two stacking spaces, the minimum outbound stacking requirement is one stacking space.
7. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor parking and site circulation will work.
8. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
9. 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.
10. Additional comments may be provided upon further review.

**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.



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**CASE COMMENTS:**

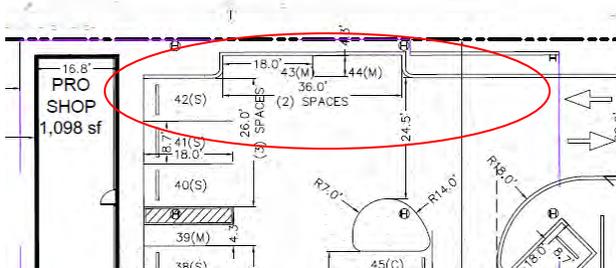
Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before October 25, 2025 unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
4. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the Platting Determination Submittal Requirements or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: Administrative Review Application.
5. Pursuant to Unified Land Development Code (ULDR), section 47-35, Definition, development site is defined as a "a lot or parcel of land or combination of lots or parcels of land proposed for development. If a development site has more than one (1) parcel or lot with different owners, all property owners will be required to sign the application for development permit, and shall be required to execute and record in the public records a declaration on a form provided by the department, stating that the parcels have been developed as a single unit for purposes of meeting the ULDR. The declaration shall include a legal description of each parcel and shall state that no parcel may be developed separate from the other parcel unless each parcel standing alone meets the requirements of the ULDR." Be advised, Final DRC cannot be issued until the applicant has executed and recorded a declaration as stated above and a copy of the recorded document has been provided to the City or the parcels have been unified into single parcel with one folio number.
6. Pursuant to ULDR, Section 47-23.9, Interdistrict corridor requirements, applications for development subject to interdistrict corridor requirements shall demonstrate that the project provides a spatial framework supportive of intense pedestrian traffic and a multi-modal transportation environment along Federal Highway. Such framework shall encourage direct pedestrian access from sidewalk to development entrances, active frontage, and contain elements such as seating areas, shade structures, plaza elements, and landscape. The proposed site plan does not meet this intent. Applicant should: (1) increase direct access to the ground floor uses, (2) provide an enhance main entry area that relates to the building function to the corridor, and (3) provide wider opening at the ground level.

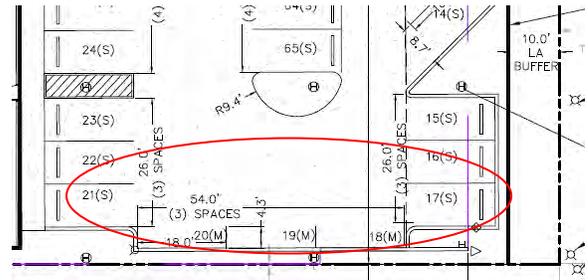


7. Pursuant to Section 47-20.11, tandem parking, not permitted in commercial development and there are areas on the site plan depicting tandem parking.

North end



South end



8. Pursuant to Section 47-20.11, parking geometric standards, parking spaces shall be minimum 8 feet, 8 inches wide. The proposed parking space width is at 8 feet, 7 inches wide. Adjust accordingly.
9. Pursuant to Section 47-19.4, dumpster, dumpsters shall be placed easily accessible manner and the proposed design may present issues with collection. Coordinate with the Solid Waste and Recycling DRC member.
10. As proposed, the project contains a pro shop and juice bar, which according to the project narrative states that these uses are ancillary for members; however, each are only accessible from exterior doors not internal, which allows the public to access these uses as nonmembers. In addition, there is a large outdoor balcony on the third floor which faces the existing residential to the east. Staff is unclear on the intent and function of this space as it appears to be potentially outdoor courts.
11. As proposed, the building is significantly larger in mass and scale than the immediate surroundings and existing residential to the east. Pursuant to Section 47-.25.3, neighborhood compatibility requirements, buildings should mitigate the visual impact by designing the façade that faces the residential with fenestration, embellishments such as material banding or decorative metal grates, varying roof angles, and changes in building mass. More information is provided below under Comment #13. Address this matter.
12. Provide the following changes on the site plan:
- Change the ingress/egress to the alley to be solely egress.
  - Provide additional bike parking on site.
  - Better align the main entrance to internal pedestrian circulation and access.
  - There are varying dimensions on Sheet C0 versus the Sheet A-0.1.
  - The square footage of the juice bar and pro shop differs between the following sheets. Revise each sheet to be consistent with the site data table information: Sheet C0, Sheet A-0.1, Sheet L-1, Sheet C1, Sheet C2, Sheet C3, Sheet ESC, Sheet X3, and Sheet X5.

13. Provide the changes on the elevations:
- There appears to be open parking areas along the eastern portion of the property. Demonstrate how parking will be shielded from the public. The parking facility shall be designed and arranged so that no direct source of lighting is visible from any residential property or residentially used property.
  - Provide garage screening details and cross-sections. In areas where parking will be enclosed, indicate where ventilators will be placed on the site plan and elevations. Ensure screening



adequately blocks out light and noise pollution and incorporates high-quality architectural treatment solution.

- c. Provide close-up detail drawings of the green banding and circular windows proposed on the elevations as well as real product image of the cladding.
- d. Provide more details regarding the “decorative features” for the proposed 5-foot fence facing the residential properties. The elevations show the walls of the fence as blank.
- e. Large blank walls should be avoided. The proposed scored stucco on the eastern wall facing the residential development is insufficient. Consider architectural features such as color and material banding to complement the adjacent residential properties. Architectural treatments should continue around the corner onto the adjoining wall.



14. Provide legible photometric plan for the entire site and extend values on photometric plans to all property lines. Show values pursuant to the Neighborhood Compatibility Requirements of the Unified and Land Development Regulations (“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.
15. Provide information regarding the proposed lighting for the outdoor balcony. No lighting shall be directed in a manner which illuminates abutting residential property and no source of incandescent or mercury vapor illumination shall be directly visible from any abutting residential property. No neon lights inside or outside structures shall be visible from any abutting residential property.
16. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and designed to be part of the building volume and shall be at least six (6) inches high above the topmost surface of the roof mounted structures. Provide the following:
  - a. 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;
  - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
  - c. As proposed, the rooftop screening is inadequate.
17. Provide a preliminary construction staging plan which includes anticipated hours of operation on site,

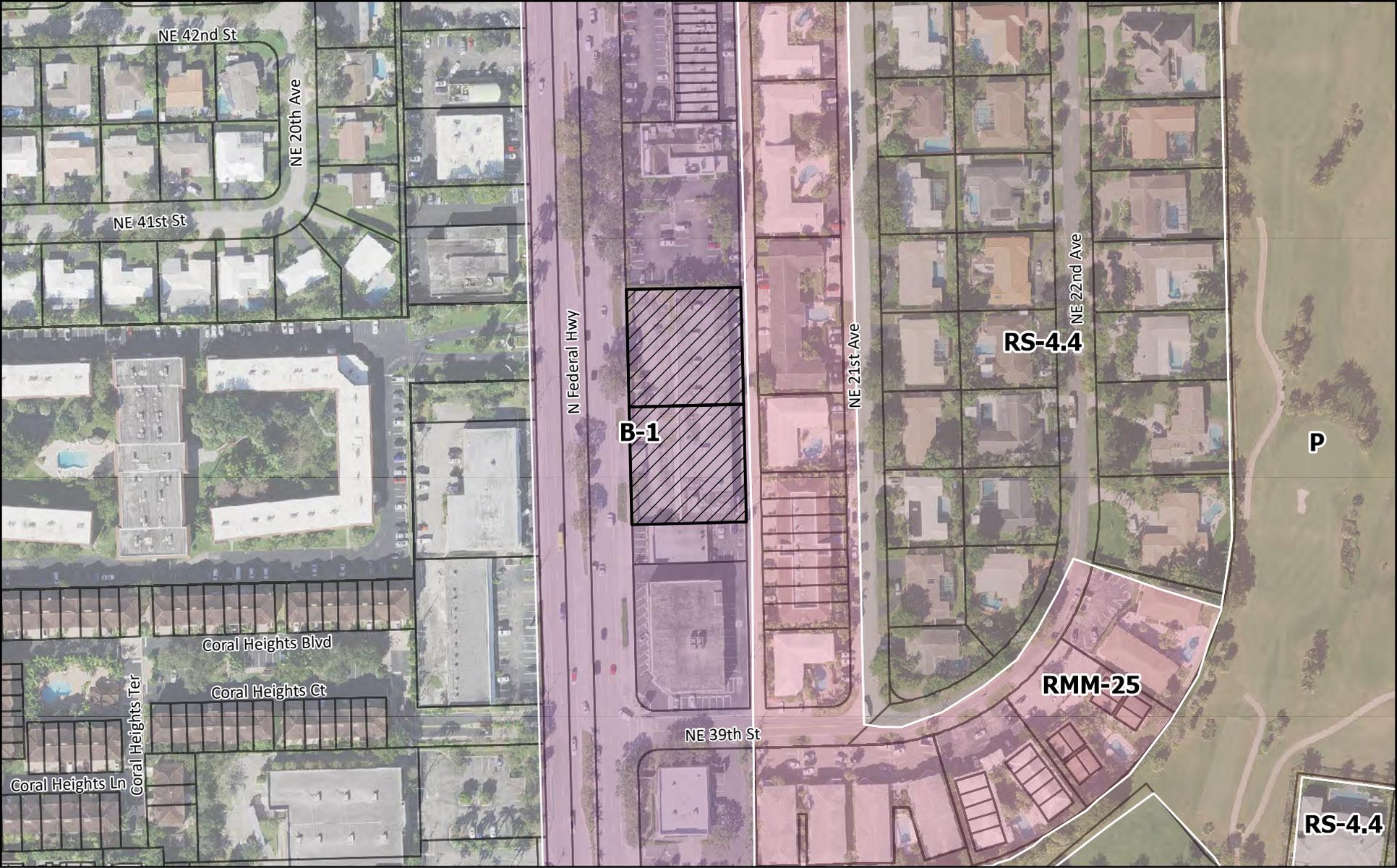


debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process.

### **General Comments**

Please consider the following prior to submittal for Final Development Review Committee:

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Please schedule an appointment with the project planner Nancy Garcia (tel. 954-828-8958) to review project revisions and/or to obtain a signature routing stamp.
2. 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.
3. Provide a written response to all Development Review Committee comments.
4. Additional comments may be forthcoming at the Development Review Committee meeting.



# UDP-S24045 - 4000 & 4008 N. FEDERAL HWY.

