



## **DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT**

**MEETING DATE:** April 10, 2018

**APPLICANT:** KCH Holdings, LLC

**PROJECT NAME:** Florida Community Bank

**CASE NUMBER:** PRE18006

**REQUEST:** Preliminary Review: 2,800 Square Foot Bank  
Within 100 Feet of Residential Property

**LOCATION:** 1790 E Commercial Boulevard

**ZONING:** Community Business (CB)

**LAND USE:** Commercial

**CASE PLANNER:** Nicholas Kalargyros



Case Number: PRE18006

**CASE COMMENTS:**

Show rear door shown on floor plan on site plan.

**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=C\\_OOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=C_OOR_CH14FLMA)

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

1. On January 1<sup>st</sup>, 2018 the 6<sup>th</sup> 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/dca/dca\\_fbc\\_default.aspx](https://floridabuilding.org/dca/dca_fbc_default.aspx)
- c. <http://www.broward.org/codeappeals/pages/default.aspx>

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



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**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 10' Right-of-Way dedication or permanent Right-of-Way Easement along south side of State Road 870 / E Commercial Boulevard (coordinate with FDOT), to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan; clarify with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
- b. Provide 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southwest corner of State Road 870 / E Commercial Boulevard & NE 18<sup>th</sup> Avenue intersection (coordinate with FDOT) per ULDR Section 47-24.5.D.p; show / label delineation in the plans. Clarify with FDOT if Right-of-Way dedication or Right-of-Way Easement will be required.
- c. Provide permanent Sidewalk Easement as appropriate along south side of State Road 870 / E Commercial Boulevard to accommodate portion pedestrian clear path (coordinate required width with FDOT and TAM) that may be located beyond public Right-of-Way; show / label delineation in the plans.
- d. Provide permanent Sidewalk Easement as appropriate along west side of NE 18<sup>th</sup> Avenue to accommodate portion pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show / label delineation in the plans.
- e. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.

**CASE COMMENTS:**

**Prior to subsequent DRC submittal, please address the following Preliminary DRC review comments:**

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 the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
2. Continue concrete sidewalk across and delineate with FDOT's 'Curbed Roadway – Flared Turnouts' standard detail (Index 515 – Sheet No. 2 of 7) for proposed State Road 870 / E Commercial Boulevard driveway access point (coordinate with FDOT and TAM) and NE 18<sup>th</sup> Avenue driveway access point.
3. Design 20' Alley driveway tie-in per the City's Driveway Plan Detail Sheets (Right-of-Way), available online at <http://www.fortlauderdale.gov/home/showdocument?id=1524> via the City's website.
4. 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.
5. Provide conceptual Utility Plan that features proposed connections to City water and sewer 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).

6. Provide conceptual Paving, Grading, and Drainage Plan 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.
7. Please see Attachment 'A' for General Advisory Information (Engineering).

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**ATTACHMENT 'A' - GENERAL ADVISORY INFORMATION (ENGINEERING):**

- A. All proposed improvements within or adjacent to the Florida Department of Transportation (FDOT), Broward County Highway Construction & Engineering Division (BCHCED), 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 for removing the improvements for any public purpose in the future. The Applicant shall also execute a maintenance agreement with the appropriate FDOT, BCHCED, and City entities attesting that all improvements, including asphalt paving, concrete sidewalks, curb & gutter, specialty hardscaping, landscaping, irrigation, lighting, etc., proposed within the adjacent public Right-of-Way (between Right-of-Way boundary and street pavement edge) will be maintained by the Applicant throughout the life of the improvements.

Applicant shall not connect the on-site drainage system to those within the adjacent public Right-of-Ways of FDOT, BCHCED, and the City of Fort Lauderdale.

Please be advised that all required Right-of-Way dedications, easements, and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

- B. Please be advised that if Right-of-Way dedications and/or Right-of-Way Easements (per the Broward County Trafficways Plan), including corner chords (per ULDR Section 47-24.5.D.1.p.vi), are waived by FDOT and/or BCHCED (provide written correspondence), they will still be requested by the City of Fort of Fort Lauderdale.
- C. Prepare and submit conceptual Paving, Grading, Drainage & Utility Plan:
- 1) All stormwater runoff must be maintained on-site. Stormwater quantity (i.e. flood control) and quality shall comply with the applicable South Florida Water Management District, Broward County Surface Water Management, and City Comprehensive Plan (Ordinance C-15-08, Objective 4.1 under Infrastructure Elements) requirements.
  - 2) Finished Floor Elevations for all proposed and existing buildings shall be referenced to NAVD 88.
  - 3) Provide spot elevations and slopes as appropriate for paving/hardscape surfaces and drainage swales, especially adjacent to ADA accessible routes.
  - 4) Provide typical cross-sections along each property boundary, to demonstrate how proposed grading matches existing.
  - 5) Show and label location of existing and proposed storm drain infrastructure (including pipe size), and on-site drainage retention/detention areas. All storm drain piping constructed within City Right-of-Way shall be RCP; proposed storm drain infrastructure shall be designed per City (Public Works) Construction Standards and Specifications, with applicable details provided in building permit plans.
  - 6) All proposed traffic signage and pavement markings shall be in conformance with current Broward County Traffic Engineering Division (BCHTED) and MUTCD Standards.
  - 7) Show and label existing City sanitary sewer infrastructure (i.e. gravity mains, force mains, pump stations, manholes, cleanouts, etc.) located adjacent to the project, as well as all proposed sewer service connections. Proposed sewer mains and service connections located within City Right-of-Way shall be designed per City (Public Works) Construction Standards and Specifications, with applicable details provided in building permit plans.
  - 8) Show and label existing City water main infrastructure (i.e. water distribution mains, fire hydrants, water meters, etc.) located adjacent to the project, as well as all proposed water service connections. All water main constructed within City Right-of-Way shall be DIP; proposed water main and service connections located within City Right-of-Way shall be designed per City (Public



Works) Construction Standards and Specifications, with applicable details provided in building permit plans.

- 9) To help determine potential conflicts between existing City utility infrastructure (i.e. storm drain, sanitary sewer, and water main) and proposed site improvements, as-built construction drawings are available at City Hall (Engineering Department – 4<sup>th</sup> Floor) located at 100 N Andrews Ave, 954-828-5051, or [plan@fortlauderdale.gov](mailto:plan@fortlauderdale.gov).
- D. Please be advised that the Public Works water & wastewater capacity allocation is valid up until the first extension request after Final DRC approval (i.e. 18 months to apply for construction permit and 24 months for issuance of building permit). After that, the developer must obtain an updated letter of service availability from the City's Public Works – Engineering Department.
  - E. All existing driveways (accessing City Right-of-Way) not being utilized by the proposed development shall be fully removed and areas restored as appropriate.
  - F. 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; in cases where a hard surface or drive which is adequate to support the combined full weight of the bulk container, the enclosure and service vehicles does not exist, a 10' wide hard surface extension directly in front of the bulk container shall be required for purposes of emptying the container.
  - G. Provide ADA accessibility, required within public Right-of-Way and areas of public accommodation within private property, 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).
  - H. EOR to perform due diligence to field verify all existing utilities (including those shown in City Utility Atlas Maps); coordinate with franchise utility owner for required undergrounding of overhead lines, and provide routing layout on Landscape and conceptual Paving, Grading, Drainage & Utility Plan as appropriate.
  - I. Please be advised that Drainage Well, Water Meter Vault, Backflow Preventer, etc. assemblies shall be located within proposed development, and not within public Right-of-Way or permanent Right-of-Way Easements.
  - J. 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. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.





Case Number: PRE18006

**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, 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.
2. 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.
3. 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.
4. In lieu of tree grates, the City of Fort Lauderdale prefers the use of a cold applied, poured in place tree grate system that is designed to bind a selection of decorative aggregates, which provide a bonded, walkable, attractive and porous surface for tree pit such as ADDAPAVE TP, etc.
5. Tree and Plant species included on the Florida Exotic Pest Plant Council's Invasive Plant Species List as amended, shall not be planted as required or optional landscaping, as per ULDR Section 47-21.18, and invasive plant species listed shall be removed from the site, as per ULDR Section 47-21.8.I.
6. Illustrate the location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement.
7. 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.
8. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
9. Shade trees must be located a minimum of fifteen feet away from structures.
10. Small trees and palms must be located a minimum of seven and one-half feet away from structures. Palms may be planted closer to each other to form clusters.



11. Decorative stone or gravel may be used only up to a maximum of ten percent of the total landscape area where the stone or gravel is to be used for decorative or other approved purpose as an adjunct to planting beds, as per ULDR 47-21.9.K.
12. The zoning of this property requires at least one tree for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. This tree planting requirement is in addition to the VUA landscaping requirements. Twenty percent of the trees shall be shade trees. Please illustrate the calculations and planting on plan.
13. The zoning of this property requires at least twelve ornamental shrubs for each 1,000 square feet of net lot area or portion thereof, as per ULDR 47-21.13.A&B. Shrub planting requirements are in addition to the VUA requirements. At least 50 percent of all required shrubs shall consist of native species. Please illustrate the calculations and planting on plan.
14. 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.
15. 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.
16. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
17. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
  - a. tree number for each
  - b. botanical name and common name for each
  - c. trunk diameter, in inches, at chest height for trees
  - d. clear trunk in feet for palms
  - e. condition percentage as a number for each
  - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
18. 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.
19. For specimen trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA





Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.

20. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.
21. 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.
22. 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.
23. Illustrate and label the horizontal clearance from tree trunk to edge of paved travel lane 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.
24. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
25. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, and illustrate such requirements on plans.
26. 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 landscape provisions of Section 47-21. The width of the landscape area shall extent to the property line. All required landscaping shall be protected from vehicular encroachments. When walls are required on non-residential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall.
27. Provide, in tabular format, all required versus provided landscape calculations.
28. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6.

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



29. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
30. 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.
31. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



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**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 other burglary prevention hardware.
4. Any restricted access door should be label as such and equipped with access control features including 180 degrees peepholes or viewports.
5. A Closed Circuit TV system capable of retrieving an identifiable image of an individual should be utilized focusing on the cash management areas, entry and exit points, safe, main office, bike rack and parking lot area.
6. The business should be equipped with an intrusion alarm and a silent "Panic" alarm for police response. The alarm should have battery back-up and or cellular back-up features.
7. The safe should be bolted to the floor.
8. There should be access control strategies to prevent public access to restricted areas. This could be address by doors or other physical barriers and appropriate signage.
9. The back door to the site should be equipped with a 180 degree viewport or peephole that allows employees to identify individuals attempting to access the business.

**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. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
5. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. 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. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. 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.
  - 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](mailto: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.
  - 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

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**CASE COMMENTS:**

1. Continue concrete sidewalk through the driveway.
2. Consider applying for a parking reduction.
3. Please install pedestrian lighting along the sidewalks.
4. Please provide landscape with street trees between the sidewalk and back of curb.
5. There must be a minimum of 22 feet from the driveways ultimate right of way line to the first conflict point. Please ensure this requirement is met.
6. Please ensure there will be proper vertical clearance between the bottom of the second floor and the driveway pavement.
7. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) on the Site Plan, Landscape Plan, and Civil Plans.
8. 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 and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. 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.
9. Show all sidewalk dimensions on the site plan, including all pinch points on the site.
10. 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.
11. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
12. 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.
13. Additional comments may be provided upon further review.
14. 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.





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**CASE COMMENTS:**

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Commercial the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
4. Prior to site plan submittal provide a signed and sealed 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.
5. At time of site plan submittal, 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. Section, 47-25.2, Adequacy Requirements.
  - b. Section, 47-25.3, Neighborhood Compatibility.
6. Consider moving the building closer to the corner of Commercial Boulevard and NE 18<sup>th</sup> Avenue and relocating the drive-thru to help activate the street frontage and promote a spatial framework to support pedestrian and multi-modal options and encourage direct access from the sidewalk.
7. Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious pavers, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
8. At time of site plan submittal, provide a photometric plan that includes adjacent residential zoning and use. Photometric Plan, pursuant to ULDR, Section 47-20.14.E-Lighting fixtures shall be shielded, angled, or both, so that direct or indirect light shall not cause illumination in excess of one-half (½) footcandle onto any residential property or residentially used property surrounding the parking facility, measured at the residential property line.
9. Please provide adequate landscape strip with shade trees between the curb and sidewalk to provide a safer, more usable and comfortable pedestrian environment and support proper shade tree growth and long-term sustainability. Discuss shade tree types with the Landscape Representative.



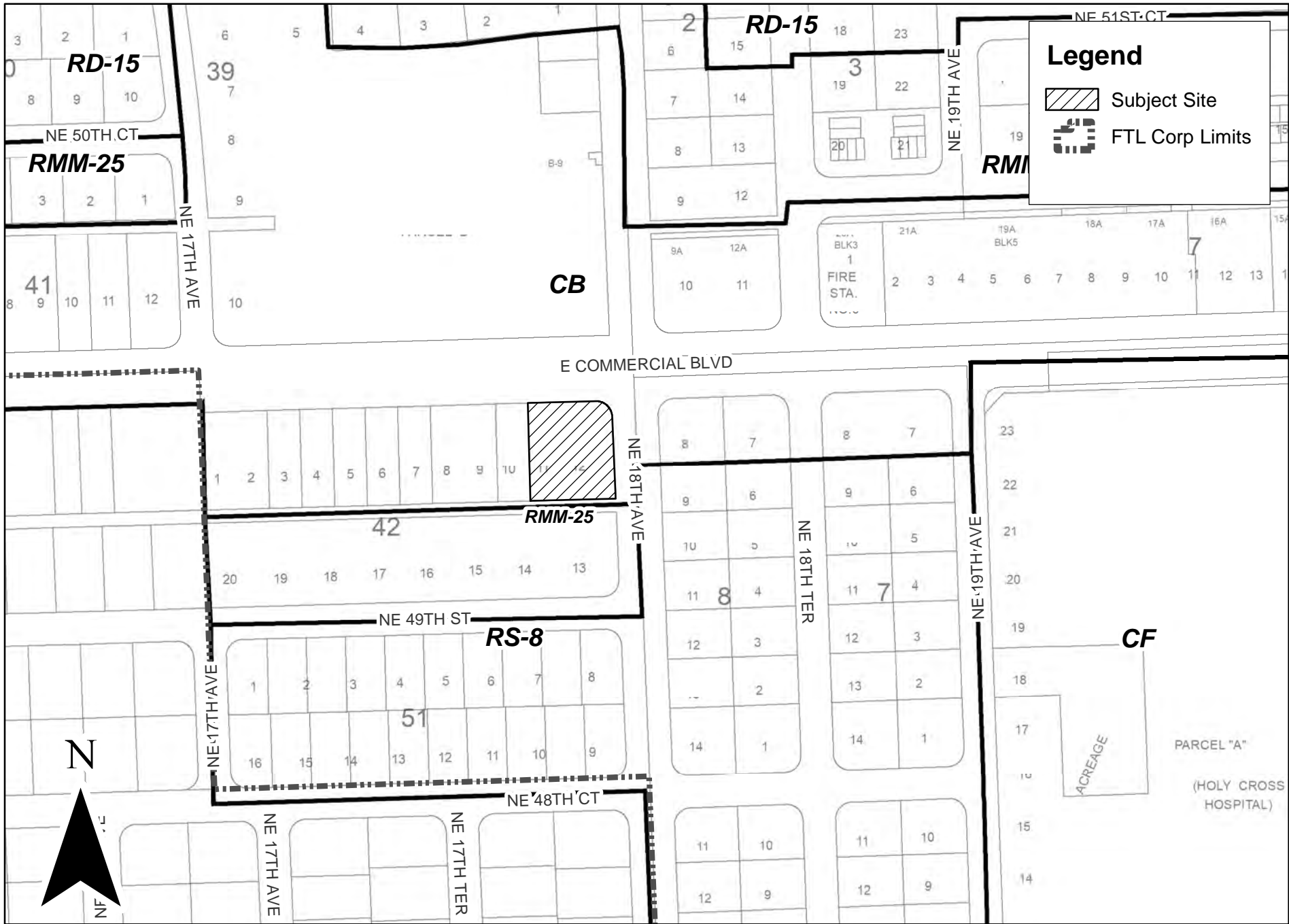
10. It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Pursuant to ULDR, Section 47-25.2.M.6. Adequacy requirements/Transportation/Pedestrian facilities: Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;
  - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
  - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
  - d. Provide bicycle parking 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; and,
  - e. Please email Karen Warfel at [kwarfel@fortlauderdale.gov](mailto:kwarfel@fortlauderdale.gov) for more information on bicycle parking standards and to obtain a copy of the Association 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 a Development Review Committee Site Plan application:

11. 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.
12. An additional follow-up coordination meeting may be required to review project changes necessitated by the preliminary review comments. Prior to submitting a site plan application, please schedule an appointment with the project planner, Nicholas Kalargyros via email ([NicholasK@fortlauderdale.gov](mailto:NicholasK@fortlauderdale.gov)) to review project revisions.
13. Additional comments may be forthcoming at the Development Review Committee meeting.



**Legend**

-  Subject Site
-  FTL Corp Limits

# PRE18006

