



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 8, 2018

APPLICANT: Partners Preferred Yield, LTD.

PROJECT NAME: Public Storage

CASE NUMBER: R18033

REQUEST: Site Plan Level II Review: 133,580 Square Foot
Self Storage Facility Building Addition

LOCATION: 5080 N State Road 7

ZONING: Heavy Commercial/Light Industrial Business
(B-3) and Boulevard Business (B-1)

LAND USE: Employment Center

CASE PLANNER: Tyler Laforme and Adam Schnell (as Support)



Case Number: R18033

CASE COMMENTS:

Please provide a response to the following:

1. FBC-Accessibility. Parking spaces: 25-50 spaces require 2 ADA accessible parking.

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 January 1st, 2018 the 6th 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
- c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: R18033

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' 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 Final DRC sign-off, please provide updated plans and written response to the following 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.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Rohan Punit at 954-828-5859 or rpunit@fortlauderdale.gov.
2. Discuss status and provide background of existing encumbrances such as easements shown on Boundary & Topographic Survey: Ingress/Egress Access Easement located along east property boundary and portion of south property boundary (near southeast corner of proposed development site).
3. Discuss and provide background information regarding cross-access easement with adjacent property owner to the south (i.e. shared driveway access to/from State Road 7 / US 441 / NW 40th Avenue), that apparently allows inbound vehicular access to this site through adjacent private property (instead of direct connection to public Right-of-Way).
4. Proposed exterior building doors should not open into adjacent sidewalk or ADA accessible path; instead, consider recessing into building to enhance pedestrian safety.
5. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the 4 Type II loading zones required for the proposed development. Turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO 'WB-40' design vehicle), per ULDR Section 47-20.6.
6. If proposed site improvements trigger 50% replacement value threshold, existing drive aisles adjacent to 90-degree angle parking stalls shall be 24' (min.) width (per ULDR Section 47-20.11.A), including those located near west property boundary.
7. Clarify design intent of site grading in the vicinity of proposed building (i.e. ground level Finished Floor appears to be over 2' higher than existing ground), especially with regards to fill requirements per



City's Code of Ordinances Chapter 14 – Floodplain Management, including Ordinance C-14-26. Please contact the Floodplain Manager, Richard Benton at 954-828-6133 or rbenton@fortlauderdale.gov.

8. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown 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 (unless proposed drainage design is based on Pre vs. Post analysis). 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.
9. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
10. Please see Attachment 'A' for General Advisory Information (Engineering).



Case Number: R18033

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 note that all 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 the following Civil Engineering drawings as part of DRC submittal, signed and sealed by a Florida registered professional Civil Engineer:
- 1) Paving, Grading, and Drainage Plan, including any existing public storm drain infrastructure adjacent to the proposed development (show all pipe materials and sizes on the plan) to demonstrate how stormwater runoff will remain onsite (provide sufficient spot elevations around building footprint, landscape areas, and property lines). Please be advised that all proposed storm drains with City Right-of-Way shall be constructed with Reinforced Concrete Pipe (RCP).
 - 2) Water and Sewer Plan, including any existing water mains, force mains, gravity mains, etc. (show all pipe materials & sizes on the plan). Please be advised that all proposed water mains constructed within City Right-of-Way shall be Ductile Iron Pipe (DIP).
 - 3) Erosion and Sediment Control Plan, to be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies. Please be advised that proposed silt fence taller than 30" is not allowed within sight triangles.
 - 4) Signing and Marking Plan, including details, and label radii of all landscaping and pavement areas.
 - 5) Provide typical cross-sections along all property lines, including at driveway access points, at on-street parallel parking lanes, and at landscape areas as appropriate. Show how the existing and proposed grades will tie to one another, and how stormwater runoff will remain onsite. Also, show spot elevations along the perimeter (property lines) on the Paving, Grading, and Drainage Plan.
- 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).

Final construction checklist item shall include Engineer of Record (EOR) inspection of ADA accessible route(s) for the proposed development, and have necessary repairs made as appropriate.

- 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 Civil and Landscape plans as appropriate.
- I. Provide Demolition and Utility Disposition Plan for any existing building structures, paved areas, walls, underground utilities, etc.
- J. Provide Utility Connection Plan for all franchise utilities, such as AT&T, Comcast, FP&L, Teco, etc.
- K. Please be advised that Drainage Well, Backflow Preventer, etc. assemblies shall be located within proposed development, and not within the City's Right-of-Way or permanent easements; coordinate proposed location(s) within the respective FDOT and BCHCED jurisdictions as appropriate.
- L. 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.
- M. Prior to obtaining demolition permit, document with digital photos (including Key Map) and/or videos of the existing condition of the City's Right-of-Way adjacent to the proposed development. Current photos (not Google Street View images) and/or videos should include vantage points of the entire City Right-of-Way frontage adjacent to the proposed development, from both directions along City roadways and/or alleys, as well as of any other notable existing features.
- N. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.



- O. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Howard Clarke at 954-357-5760 or hoclarke@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dougniaux with the Broward County Transit Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
- P. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to the engineering reviewer.
- Q. Route and obtain approval from Broward County Traffic Engineering Division on any pavement marking and striping plans within City Right-of-Way.
- R. Verify the means for demolishing existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
- S. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - 1) Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - a. Include a narrative for each phase along with roadways utilized for materials delivery.
 - b. Clearly show boundaries of the site, dimensions, and names of all streets and alleys, direction of travel, bike lanes, on-street parking, and sidewalks.
 - c. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations.
 - d. Show location, type, and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of the fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles.
 - e. Show location and type of construction crane(s), including span radius.
 - f. Indicate location and number of portable restrooms, dumpsters, and trash chutes.
 - g. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with NF.P.A.1, Chapter 29.
 - h. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code.
 - i. Indicate location and time frame of any street closures (part or entire street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more.
 - j. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase.
 - k. Show location of parking for inspectors and construction personnel. Include all off-site parking – location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show the route of the shuttle.



- i. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into the street.
 - m. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown in a separate drawing, prepared at an appropriate scale in order to illustrate route through the City.
 - n. Indicate where and how concrete trucks will stage during multiple yardage pours.
 - o. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving the site from vehicular traffic.
 - p. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan.
 - q. Show locations of truck wash-off area and procedures, including tires and concrete chutes.
 - r. Indicate schedule for street sweeping of periphery of the construction site.
 - s. Indicate if dewatering is proposed.
- T. A dewatering permit from Broward County Environmental Protection Department (EPD) is required for sites within ¼ mile of a known contamination site. A map of contaminated sites can be found at <http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=5d9ec5c1eb614c8b88d8990f48b15b7a#> or contact Norman Arrazola at narrazola@broward.org or 954-519-1237 to make this determination.
- U. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
- V. Pay Capital Expansion Fees for water and wastewater treatment, distribution, and disposal at the rate identified in City Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's); provide a calculation for both existing and proposed ERC's as appropriate. Impact Fees shall be paid prior to the issuance of the building permit.
- W. Any lighting within the City's Right-of-Way shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License Agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance Office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-of-Way.
- X. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's Right-of-Way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
- Y. Please discuss locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at 954-828-7809 or rjohnson@fortlauderdale.gov, as well as proposed methods of noise, vibration, and odor mitigation.



Case Number: R18033

CASE COMMENTS:

Please provide a response to the following:

1. Provide complete tree survey and assessment. For example, Tree 30 & 33 are labeled as unknown. The species, size and condition percentages must be confirmed by an ISA Certified Arborist.
2. Include the entire site in the landscape calculations and data table. Additional case comments may be shared once this is provided for review.
3. This property is subject to retroactive landscaping requirements as per ULDR 47-21.12.G. The existing vehicular use area must now meet at least 50 percent of the current requirements. Provide professional, scaled, landscape plan illustrating retroactive vehicular use landscape requirements. Additional case comments may be shared once this is provided for review.
4. Provide street trees along the length of the property abutting the street, planted in area located between the roadway and the property line. Street trees are provided at one tree per 40 linear feet of street frontage or greater fraction thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, street trees may be small trees provided at one per 20 linear feet. Half of the required trees must be shade trees, and the remaining may be flowering or palm trees. Trees are to be a minimum of 12', and palms must have a minimum clear trunk to allow for sight and pedestrian clearance.
5. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements.
6. The City has adopted Florida Friendly Landscaping requirements into our ULDR Section 47-21. This includes limited sod areas, native plant requirements, hydrozone planting requirements, street tree requirements, irrigation limitations, etc. This includes: A minimum of fifty percent of all plants excluding turfgrass is required to be a native species; Group plant materials, and consolidate or eliminate turf grass areas; Plants and turf are to each be irrigated on separate zones; No more than fifty percent of the landscaped area for properties other than single-family may be in turfgrass.
7. The zoning of this property requires at least one tree for each 1,000 square feet of net lot area or portion thereof. 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.
8. The zoning of this property requires at least twelve ornamental shrubs for each 1,000 square feet of net lot area or portion thereof. 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.
9. 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.



10. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed in or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
11. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.

GENERAL COMMENTS

Please consider the following prior to submittal for Building Permit:

12. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
13. 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.
14. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



Case Number: R18033

CASE COMMENTS:

Please provide a response to the following:

1. All facility exterior doors should be solid, impact resistant or metal.
2. The storage unit doors should be impact resistant.
3. All ground level exterior stairs doors should be egress only to avoid unauthorized intrusion.
4. There should be an access control and management system in place to prevent unauthorized entry into storage areas.
5. All glazing should be impact resistant.
6. A comprehensive CCTV system should be employed covering the office, entry / exit points, parking garage, elevators and individual floors.
7. The office and any sensitive area should be equipped with an alarm system which features battery and or cellular backup.
8. The company should ensure that there are security strategies in place to prevent access from one unit to the adjacent ones. This has been an issue at these types of businesses resulting in units being burglarized.

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.



Case Number: R18033

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. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Please include parking data table to the site plan showing your parking requirement total and total parking being provided for each use.
3. Provide truck turning templates through the site.
4. Bicycle parking is encouraged. 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.
5. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
6. 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.
7. Additional comments will be provided upon further review off traffic impacts and potential mitigations.
8. 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.



Case Number: R18033

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 as Employment Center on the City's Future Land Use Map. The proposed use is will require allocation of Commercial Flex acreage.
- 3) Demonstrate that the use of commercial flex acreage supports and implements the specific relevant goals, objectives and policies of the City's Comprehensive Plan, Land Use Element, by providing point-by-point narrative responses from Sec. 47-28, Flexibility Rules, on letterhead, with date and author indicated.
- 4) Per Sec. 47-3.6., when a nonconforming structure or a structure containing a nonconforming use is repaired, replaced, or restored, by more than 50% of the replacement value of the overall cost, the site and the entire structure must come into compliance with the ULDR.
 - a. Based upon the cost provided on the application (\$7.2 million), your project cost exceeds 50% of the value of the site as indicated on the Broward County Property Appraiser (BCPA).
 - b. Therefore, the entire property is included in the scope of the project;
 - c. The portion of the property that is zoned B-1 needs to be rezoned to B-3 with allocation of Commercial flex acreage;
 - d. The portion of the property that is zoned B-3 also needs the allocation of commercial flex acreage;
 - e. This will require the site plan data table to encompass the calculations for the entire site.
- 5) Note that all new construction needs to comply with the current zoning regulations (i.e. new self-storage facility). All existing self-storage structures being maintained or reduced, as shown on sheet number CD-101, do not have to comply with current zoning regulations unless future additions are proposed.
- 6) The Applicant shall follow all standards of Sec. 47-18.29.- Self-storage facility, most notably the requirement that "individual storage units within a self-storage facility shall have a maximum of four hundred (400) square feet of gross floor area." If storage units exceed 400 s.f. the facility would be considered a warehouse, per Sec 47-35.1-Definitions. Although the narrative states "no unit is over 400 s.f.", there is no indication that the storage units will adhere to this requirement, since the floor plans have not been finalized. When will the floor plans be finalized?
- 7) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or re-platting. If re-platting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.



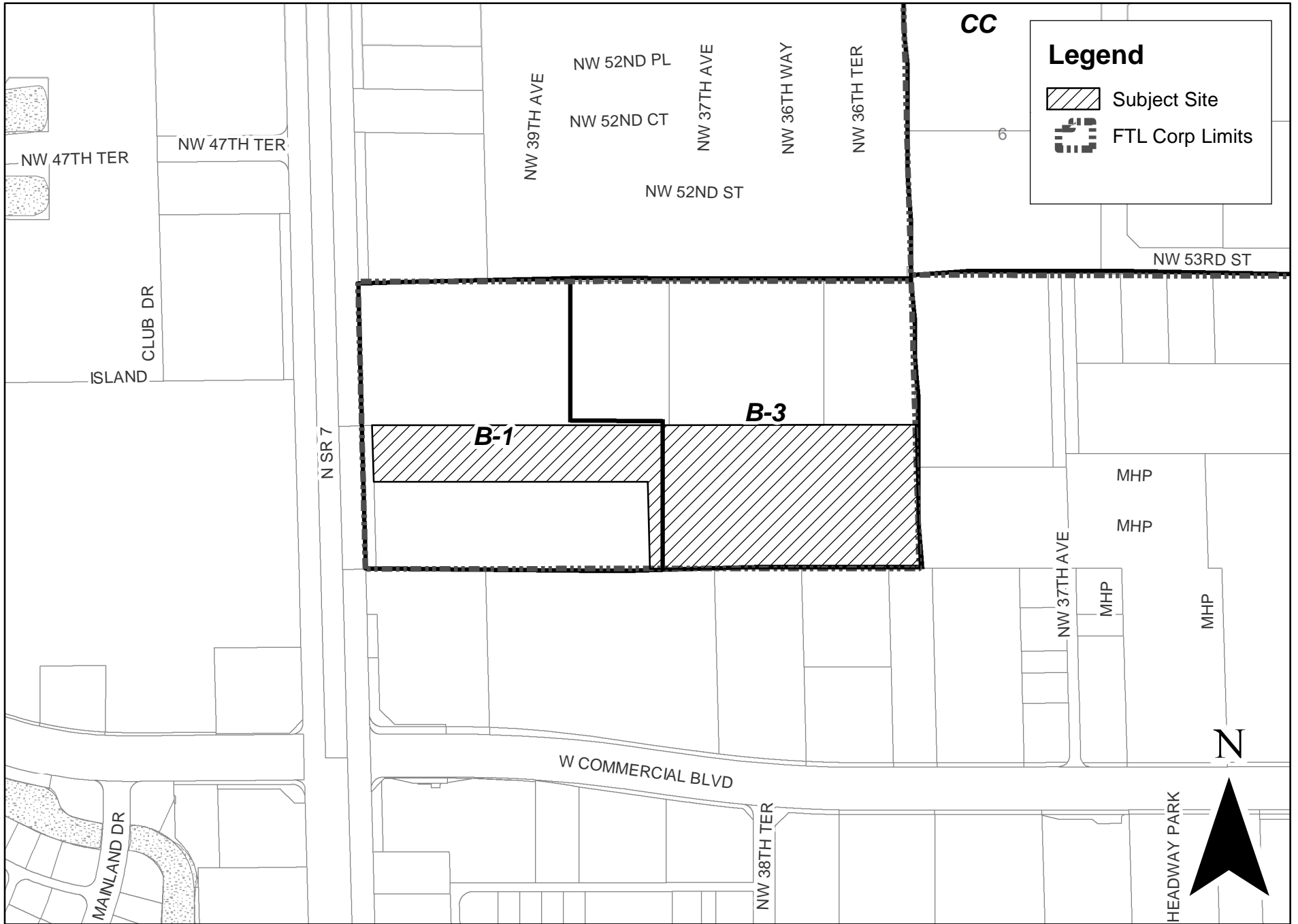
- 8) Provide the following changes on site plan data table:
 - a. The following sheets provide conflicting information within the site data tables, regarding the total building square footage: Overall Site Plan, Sheet SP-100; Site Plan, Sheet SP-101, Site Plan, Sheet SP-102. While the left upper left-hand box states post construction square footage is 205,499 s.f. the parking calculations state theirs 208,478 s.f. of storage and 1,000 square feet of office space.
- 9) Provide clarification as to whether the gate on the south side will allow access to the new storage facility by customers of the public storage facility.
- 10) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.
- 11) It is strongly recommended that bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at KWarfel@fortlauderdale.gov.

GENERAL COMMENTS:



The following comments are for informational purposes.

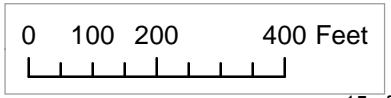
Please consider the following prior to submittal for Final DRC:

- 12) Provide a written response to all DRC comments within 180 days.
- 13) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 14) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.
- 15) Additional comments may be forthcoming at the DRC meeting.



Legend

-  Subject Site
-  FTL Corp Limits



R18033