



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** August 13, 2019

**APPLICANT:** The Harbor Shops, LLC

**PROJECT NAME:** One Plant

**CASE NUMBER:** R19044

**REQUEST:** Site Plan Level III Review: Conditional Use for a Medical Cannabis Dispensing Facility

**LOCATION:** 1830 Cordova Road

**ZONING:** Port Everglades Development District (PEDD)

**LAND USE:** Transportation

**CASE PLANNER:** Karlanne Grant



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**CASE COMMENTS:**

- 1) Show dimensioned, compliant paths of egress including size of doors and door hardware.
- 2) Designate components of Accessible Routes per FBC, ADA Requirements.

**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](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 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/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

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



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**CASE COMMENTS:**

**Prior to Planning and Zoning Board Meeting 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.
2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale.
3. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, driveway widths, sidewalk dimensions, and typical roadway travel lane (including any on-street parallel parking) widths. Otherwise, provide confirmation that no site improvements are being proposed.
4. Existing public sidewalks adjacent to proposed development (to remain) must be inspected by Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect extent of sidewalk replacement accordingly.
5. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls.
6. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1<sup>st</sup> Level Finished Floor Elevations to meet ADA accessibility requirements.
7. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

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



8. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
9. 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. No comment.



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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, restricted areas, entry and exit points, Cannabis products storage room 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. Consideration should be given to providing portable "Panic" buttons on site.
7. Any safe should be bolted to the floor or affixed in a manner that prevents its removal.
8. There should be access control strategies to prevent public access to restricted areas. This could be addressed by doors or other physical barriers and appropriate signage.
9. All back doors to the site should be equipped with a 180 degree viewport or peephole that allows employees to identify individuals attempting to access the business.
10. Any exterior garbage or waste area should be secured and access controlled.
11. All Cannabis products should be kept secured and inaccessible except when dispensing.
12. Any common walls between adjacent businesses should be reinforced to prevent a security breach through the adjoining walls.
13. All lighting and landscape should follow C.P.T.E.D. guidelines.

**GENERAL COMMENTS**

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

Please submit responses in writing 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. Draw equipment on plan to show it will fit in trash room.
8. 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.
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to [smccutcheon@fortlauderdale.gov](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.
  - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Indicate how solid waste will be handled on the property.



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**CASE COMMENTS:**

1. The parking evaluation submitted must be update using data from this year 2019. The methodology used is acceptable but the parking counts, occupancy and vacancy rates must be updated using 2019 observations/data.
2. Additional comments may be provided upon further review.
3. 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. Pursuant to public participation requirements of City's Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting;
  - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record; and
  - c. Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.  
Note: Please refer to City's Completeness Email dated July 11, 2019 for specific civic association contact.
2. The site is designated Transportation on the City's Future Land Use Map. The Port Everglades Transportation Area under the Transportation Land Use Designation permits uses which are consistent with tourism, international trade, and maritime commerce. Provide an analysis that demonstrates consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Pursuant to ULDR, Section 47-24, this proposed project requires review and approval by the PZB. A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements (Sec. 47-27). In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
4. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site to which this building is located. 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.
5. The proposed use is being considered based upon previous City interpretations on the permissibility of retail uses in the Harbor Shops development related to a variance approved by the Board of Adjustment on June 13, 2001, on Appeal No. 01-26 that states the following:



This matter was presented to this Board on June 13, 2001, concerning the appeal of B & L Communications Transportation Financial Capital Group Inc., 1301 Development, Inc., 1301 Development, Inc., Section 14, Township 50 South, Range 42 East, - 1301-1351 SE 20 St.

Where the Appellant sought a variance from the Board, from Sec. 47-15.10: To permit a retail sales/grocery store establishment as a principal use where the code only permits retail sales and service and as an accessory use that is incidental or subordinate to a principal use within the Port Everglades Development Districts (PEDD).

And the Board having heard argument on appellant's request, it ORDERED BY THE BOARD OF ADJUSTMENT OF THE CITY OF FORT LAUDERDALE THAT SAID APPEL BE

GRANTED by a vote of 7-0  
Dated, this 27<sup>th</sup> day of June, 2001.

6. Provide documentation that the proposed organization is approved by the State of Florida to cultivate, process, transport and dispense medical cannabis pursuant to Florida law.

#### **DEVELOPMENT SITE COMMENTS**

7. Provide the following information on the Site Plan:
  - a. Indicate the space within the building where the proposed use is located;
  - b. The land use designation on the Site Plan is incorrect. Adjust accordingly;
  - c. Provide building data information for the proposed use;
  - d. Update the parking calculations in the Site Data Table to include parking counts based on gross square footage and parking ratio for all uses on site;
  - e. Provide a note with the Hours of Operation for the proposed Medical Cannabis Dispensing Facility; and,
  - f. Provide a note that references the Security Plan details and the applicable sheet to find the information.
8. Update the survey depicting the distance requirements from the proposed location to a school, child day care facility, and library by providing one (1) fifteen hundred (1,500) foot buffer area and the linear feet of the nearest school, child day care facility, and library.
9. The total square footage on the site plan states 209,946 square feet (SF) and on the Parking Evaluation report from TRaf Tech Engineering, Inc. states 221,768 SF. Update the Site Plan and Parking Evaluation Report with the correct square footage.
10. A security plan is required to ensure the safety of persons and to protect the premises from theft both in the premises and in the surrounding rights-of-way. Provide detailed notes on the Equipment and Security Plan, Sheet A-1, of how the Security Plan meets the criteria pursuant to ULDR, Section 47-18.46.D.3, Medical Cannabis Dispensing Facility. Notes should include, but are not limited to:
  - a. A silent security alarm that notifies the police department that a crime is taking place;
  - a. A vault;
  - b. Drop safe or cash management device that provides a minimum access to the cash receipts; and,
  - c. Security camera system capable of recording and retrieving for at least thirty (30) days.
11. Coordinate and discuss the Security Plan with the Police Representative and ensure that the application addresses criteria as defined in ULDR, Section 47-18.46.D.3, Medical Cannabis Dispensing Facility.



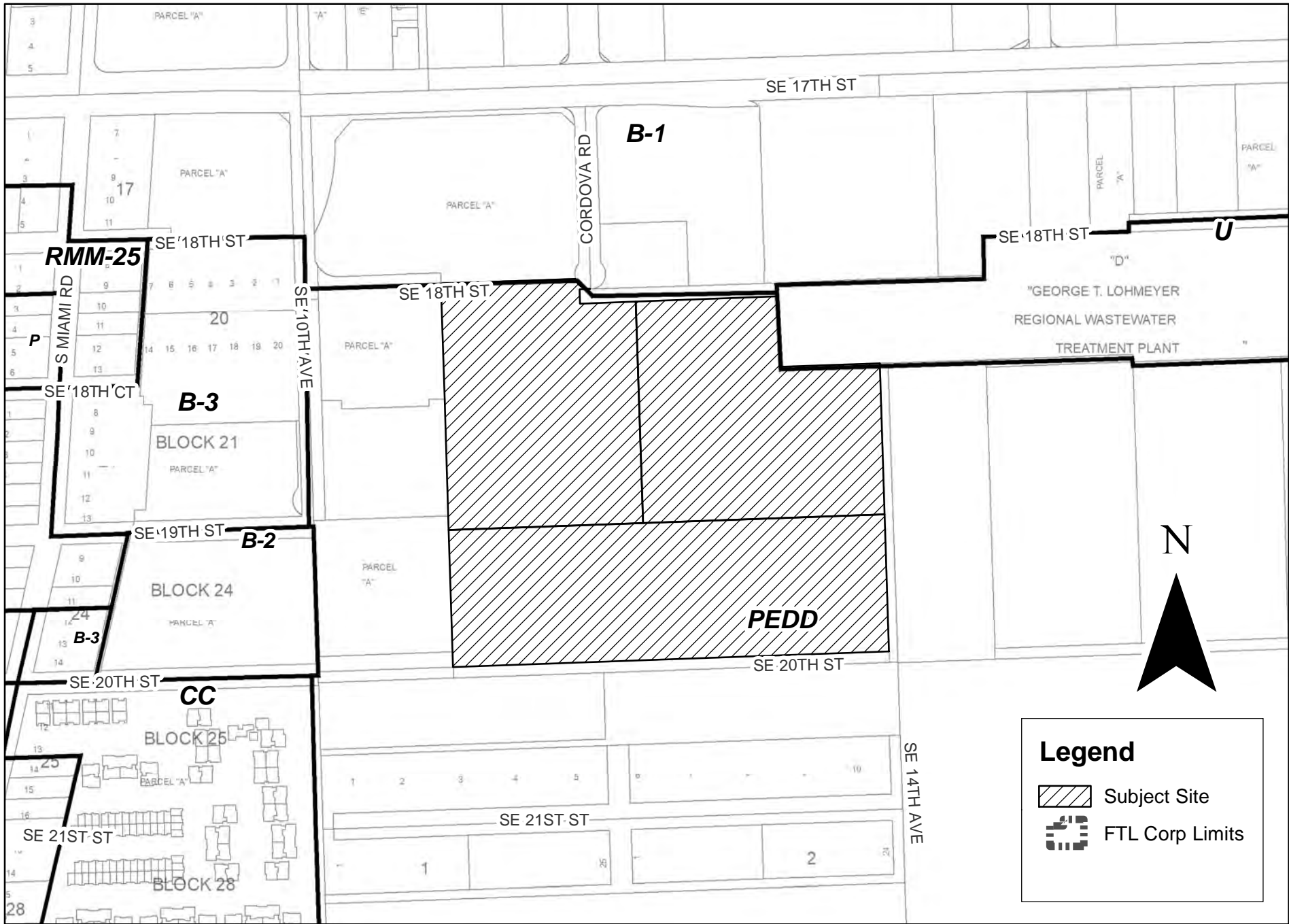
12. Provide the Sign Package that was part of the original development approval to show compliance to the approved Sign Package. Please note that signage requires a separate Building Permit submittal and approval.
13. Depict/label all mechanical equipment including spot elevations of all mechanical equipment to verify proposed screening adequately shields all equipment from view and/or incorporate these elements onto a seamless design treatment solution. Equipment should be centralized to the extent possible so it's not visible. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
14. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
15. It is strongly recommended that bicycle parking is provided 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. For more information, please send email to kmendrala@fortlauderdale.gov for information on bicycle parking standards and to obtain a copy of the Assoc. 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.

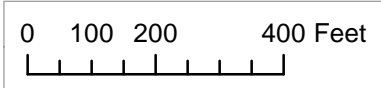
Please consider the following prior to submittal for PZB Meeting and Final Development Review Committee ("DRC"):

16. Provide a written response to all DRC comments within 180 days
17. 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 (954-828-6162) to review project revisions and/or to obtain a signature routing stamp
18. Additional comments may be forthcoming at the DRC meeting



**Legend**

-  Subject Site
-  FTL Corp Limits



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