



Case Number: ZR19003

CASE COMMENTS:

Please provide a response to the following:

1. Consider pre-wiring individual units for an alarm system.
2. All doors should be impact, metal, or solid core. Secondary locks should be provided along with an 180 degree view finder on solid doors.
3. Consider CCTV use at all entrance/exit points of the buildings including loading dock area and areas where money is handled or stored. CCTV should be monitored and recorded to a remote location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



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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.
 - o This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to smccutcheon@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



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1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Please coordinate and schedule a meeting with Transportation and Mobility in order to incorporate the FDOT NE 4th Ave project designs into the project plans to ensure consistency. The site plan should reflect the improvements from the FDOT NE 4th Ave project, including but not limited to, roadway configuration, sidewalk configuration, landscaping, pole placement, etc.
3. Update the Survey.
4. Ensure sidewalk is a minimum of 7 feet wide on **NE 4th Ave**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 4 feet in width.
5. Provide a 7 foot bike lane on NE 4th Ave between the outside travel lane and the gutter to match the proposed bike lane on the proposed development to the South's update site plan.
6. Back of sidewalk should begin on the ultimate right of way/easement/dedication line.
7. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
8. Please show inbound and outbound stacking requirements from the property line to the first conflict point according to sec 47-20.5 General design of parking facilities for each driveway.
9. Provide FDOT pre app access management letter.
10. All proposed steps and related elevation changes must begin in the property boundary.
11. 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.



12. The proposed site is parked adequately, be advised that if a different use other than retail is to be proposed the parking requirement may increase.
13. Bicycle parking is needed. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards 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.
14. 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.
15. Additional comments may be provided upon further review.
16. 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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Please provide a response to the following:

1. Please note that the proposed development is located within the Central City Community Redevelopment Area (CRA), which is currently undergoing a zoning in progress referred to as the [Central City CRA Rezoning Project](#) that includes newly created zoning districts and regulations for the Central City CRA to encourage new mixed-use development. For more information, please click on the link above and coordinate with CRA staff member Cija Omengabar via telephone (954) 828-4776 or via email at comengabar@fortlauderdale.gov.
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Commercial and Medium Density Residential on the City's Future Land Use Map. The proposed use is not permitted in the Medium Density Residential designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies. Applicant shall address the following in order to permit the proposed use:
 - a. The applicant has applied for a rezoning application request for a change to the existing portion of property zoned Residential Single Family and Duplex/Medium Density (RD-15) to Exclusive Use for Parking Lot (X-P) with commercial flex allocation in order to accommodate the parking for the proposed use and to buffer the adjacent residential uses. Incorporate a landscape buffer with trees adjacent to surface parking;
 - b. 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, on letterhead, with date and author indicated;
 - c. Pursuant to ULDR, Section 47-28.1.G *Allocation of commercial uses on residential land use designation*, no more than five percent (5%) of the total area within a flexibility zone, which is designated residential on the city's plan, may be rezoned to X-use. Applicant shall determine the flex zone and verify the availability of commercial flex. Information can be obtained by contacting Jim Hetzel via email at jhetzel@fortlauderdale.gov and results shall be included in the project narrative;
 - d. Pursuant to ULDR, Section 47-9.22.c Pedestrian Enhancements shall be provided in proposed X-P Zoning;
 - e. Refer to ULDR, Section 47-9.20.A.5. Include a response and site design which shows how the proposed use will meet the performance criteria of the rezoning section, including how pedestrian movement between the proposed parcel to be rezoned and the surrounding areas will be addressed, and;
 - f. Provide a survey for the portion of land where commercial flex will be allocated on the residential land use.

4. Indicate the project's compliance with the following Unified Land Development Regulations (ULDR), section by providing a point-by-point narrative response, on letterhead, with date and author indicated. Also, provide narrative of proposed development.
 - a. Section, 47-25.2, Adequacy Requirements.
5. 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.
6. Provide articles of incorporation depicting Justin Greenbaum is authorized to act on behalf of property owner, Town Development Co.
7. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee is required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements. Please see ULDR, Section 47-27. Note: The City Clerk's office requires 48-hour notice prior to Commission meeting if a computer presentation is planned (i.e. *PowerPoint*), to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.
8. This application is subject to the Public Participation requirements of ULDR, Section 47-27.4.A.2.c., 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.

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/are 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.

The applicant shall, 10 days prior to the PZB, execute and submit to the department an affidavit of proof of public notice according to this section. 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.

9. 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 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.

Site Plan/Elevations:

10. 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. Provide a photometric plan that includes adjacent residential zoning and use.
11. Sheet C1.0, Tabular data/Site Plan:
 - a. Provide correct Zoning and Land Use of all properties within the project on site data, add verbiage regarding the zoning that is proposed to be rezoned for a portion of the development, pending approval;
 - b. Provide a breakdown of the parking provided, including breakdown of regular parking and ADA parking;
 - c. Reduce the access drives or combine to avoid vehicular and pedestrian conflicts;
 - d. Show turning movement for the loading area, it seems very tight with the intersection and proposed ramp location;
 - e. There is some proposed compact parking on the west side of Building "A," provide breakdown of total compact spaces in parking required versus provided based on ULDR requirements;
 - f. Provide directional arrows of vehicular movement/circulation within the site; and,
 - g. Provide dimensions for sidewalk width along perimeter of development. The minimum clear-width for sidewalks shall be 7-feet wide, The Public Sidewalk shown on site plan is that all on existing right-of-way or partial and some on private property where a cross access easement/agreement will be required.
12. Elevations:
 - a. Reorient building A (Sherwin Williams) to face NE 4th Avenue to promote active pedestrian realm rather than it be back-of-house at north elevation; and,
 - b. Building A storage façade needs better articulation and fenestration to promote transparency and activity.
13. Sheet LAPL-0 – Provide landscape buffer along dock and trash enclosure adjacent to NE 4th Avenue for screening.
14. No encroachments are allowed on X-P portion of parcel.
15. No building is allowed within the utility easement.
16. Retail showroom show be moved to face street to promote active uses.



17. Provide a sheet that portrays all parcels in the proposed development and provide a narrative overview of any proposed phasing with a conceptual plan for the remaining acreage. It appears that the entire site will not be developed, please clarify intent.
18. Indicate all building footprints on adjacent properties, indicating their uses, heights, zoning and dimension approximate setbacks.
19. Provide dimensions on the site plan to indicate proposed setbacks to freestanding signs.
20. Pursuant to ULDR Section 47-22.4.C.8, provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials.

Please note any proposed signs will require a separate permit application

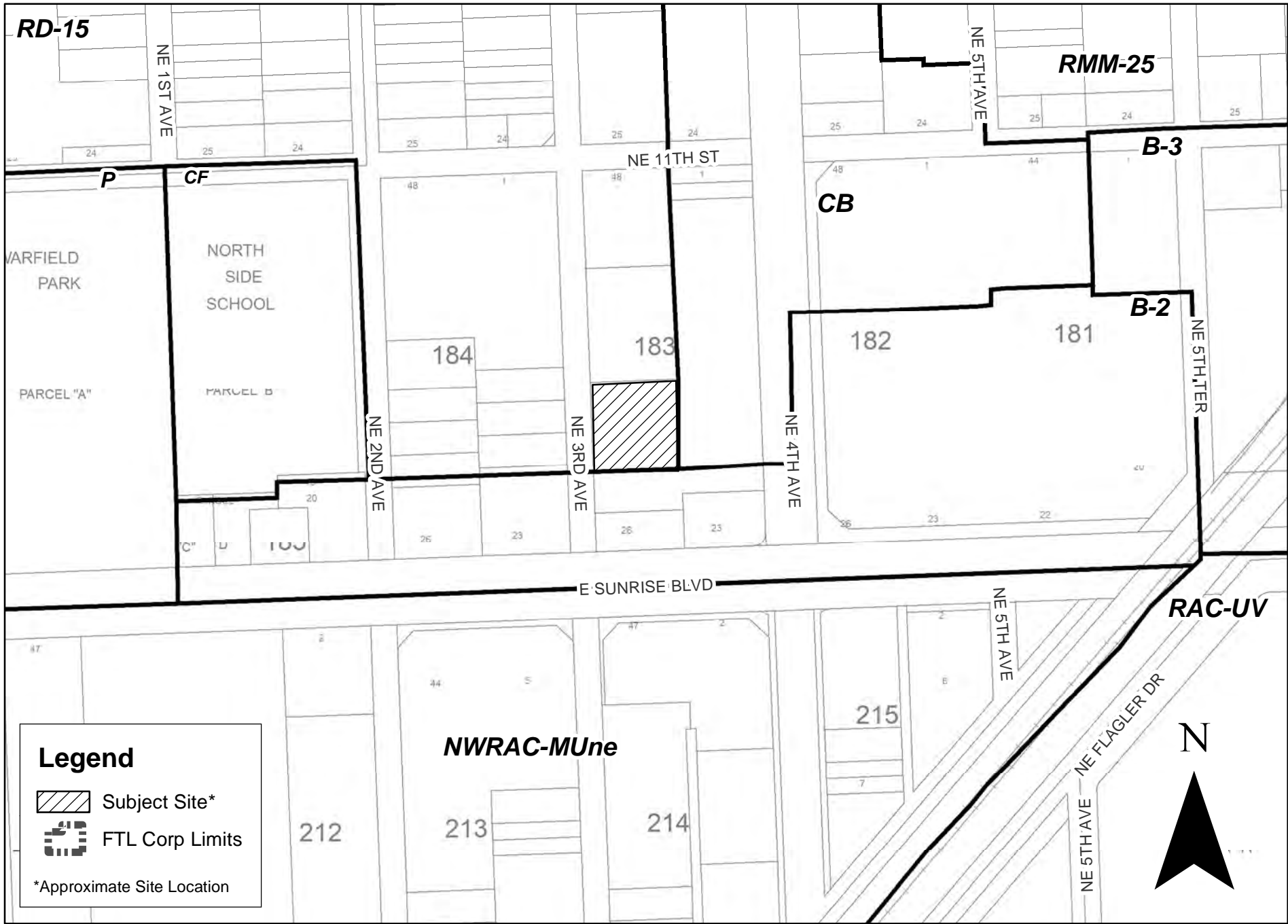
21. Provide a roof plan for all structures indicating the location of all mechanical equipment. This plan shall include spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening and to illustrate how equipment will be screened or shielded from view. In addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.
22. 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.

GENERAL COMMENTS:

The following comments are for informational purposes.

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

23. 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.
24. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.
25. Provide a written response to all DRC comments within 180 days.
26. 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, Linda Mia Franco, AICP via email (lfranco@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
27. Additional comments may be forthcoming at the DRC meeting.



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