



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 25, 2020

PROPERTY OWNER: CJB Real Estate Management, Inc.

APPLICANT/AGENT: Saltz Michelson

PROJECT NAME: Imperial Square

CASE NUMBER: PLN-SITE-20010004

REQUEST: Change of Use with Associated Shared Parking
Reduction Study

LOCATION: 5975 N Federal Highway

ZONING: Boulevard Business (B-1)

LAND USE: Commercial

CASE PLANNER: Nickolas Kalargyros



Case Number: PLN-SITE-20010004

CASE COMMENTS:

Please provide a response to the following:

1. Provide demolition plan and interior buildout floor plan
2. Specify uses and occupancy classification
3. Provide building construction type designation
4. Provide occupancy loads with compliant life safety egress design
5. Provide Life Safety plan including life safety components along all paths of egress
6. Detail required fire rated walls

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/bc/bc_default.aspx
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: PLN-SITE-20010004

CASE COMMENTS:

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

1. 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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).

Property lines, NVAL, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

2. 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, loading zones, the parking data table(s) that reflects the current number and configuration of permitted on-site parking stalls. The parking data tables and parking lot configuration should be exactly the same as what's shown on the Site Plan, with the exception of proposed changes that are clouded.

Provide in Parking Data a breakdown of the existing uses (and corresponding parking requirements) in addition to the proposed uses.

3. Label in Site Plan Data Table the square footage breakdown of any proposed increased area for the new change of use; please be advised that all increased areas are subject to payment of capital expansion fees to mitigate increased water & sewer usage.
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; also label location of ADA van-accessible parking stalls.
5. Provide preliminary Water and Sewer Plan that features proposed modified connections to City infrastructure, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict).
6. For surface or ground-level parking lot layout:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls.
 - c. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.



7. Please be advised that all proposed improvements within or adjacent to the FDOT, BCHCED, and City Right-of-Ways are subject to coordination with and issuance of a permit from the said entities (for proposed driveways, sidewalks, etc.), as well as 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 landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public Right-of-Way will be maintained by the Applicant throughout the life of the improvements.
8. 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 existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
9. 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.
 - a. Change of use to a medical office will result in higher water demand per square footage of building area. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
10. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
11. 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. All lighting and landscaping 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:

1. Please provide a table that includes each individual use occupying the shopping center as well as the parking requirements associated with each use per ULDR Section 47-20.2.
2. Additional comments may be provided upon further review.
3. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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CASE COMMENTS:

Please provide a response to the following:

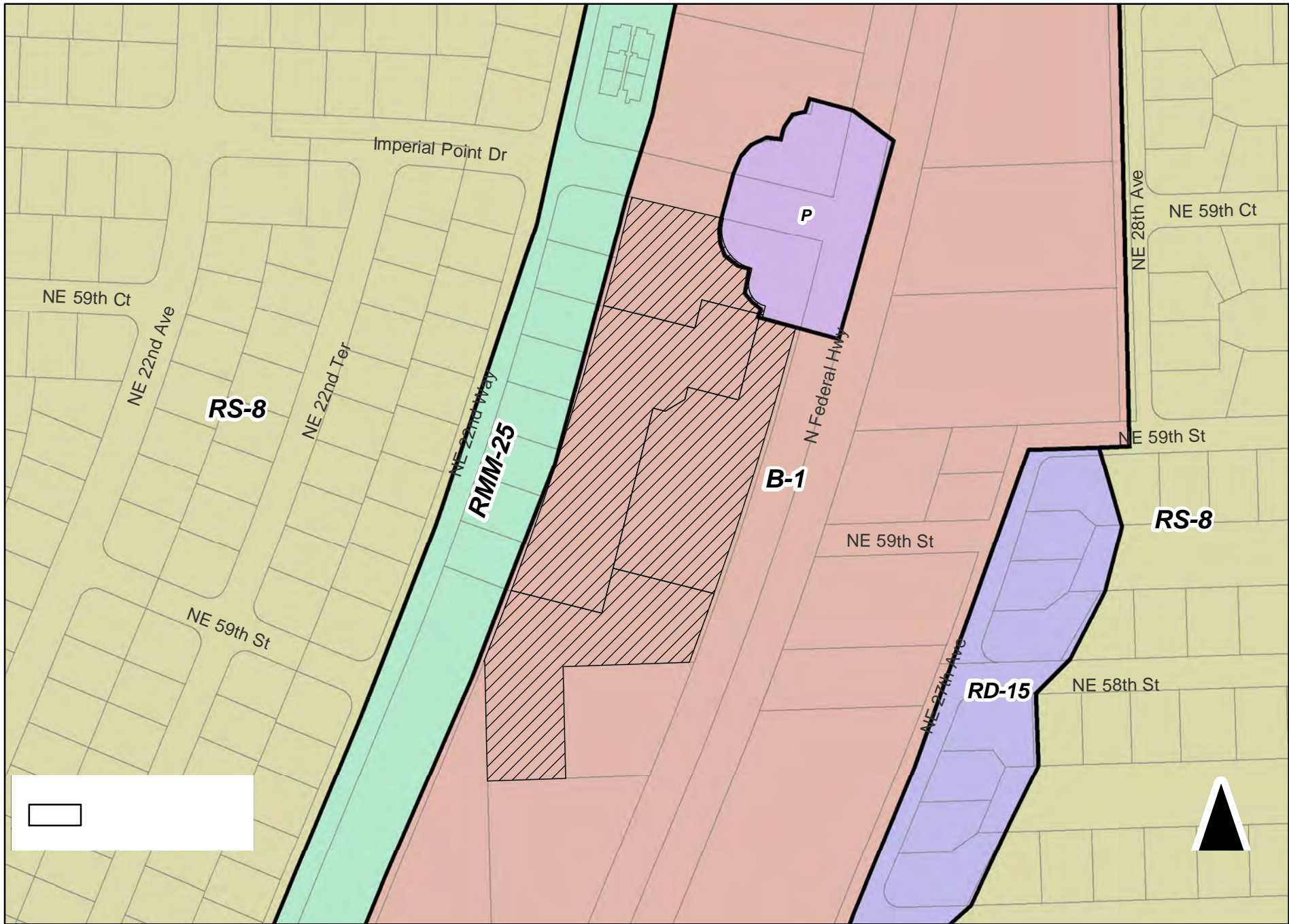
- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-associations and a map of neighborhood associations may be found at: <https://gis.fortlauderdale.gov/>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 3) 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. ULDR Sections 47-20.3.G - Shared Parking
- 4) Pursuant to Section 47-20.3. - Reductions and Exemptions; the shopping center will be required to come into compliance as part of the shared parking reduction. Please provide a parking table that describes each tenant spaces business name, square footage, use occupying the space and the parking requirement per Table 1 - Parking and Loading Zone Requirement of ULDR Section 47-20.2 - Parking and loading zone requirement.
- 5) Be advised the shared parking will be approved subject the uses and parking as provided in the parking study application and any change to such approval will require a new Development Review Committee application.
- 6) Provide a legible site plan portraying all parking spaces on site numbered.
- 7) The parking spaces may require striping to ensure proper delineation.
- 8) Consider providing a painted walkway to enhance pedestrian safety leading up to the front entrance of the building.

GENERAL COMMENT

- 9) Please note any proposed signs will require a separate permit application.
- 10) A parking reduction order will need to be coordinated with the City Attorney's office and recorded with Broward County.
- 11) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (email NicholasK@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.

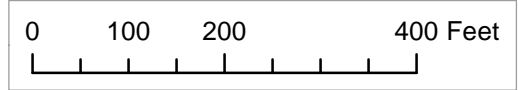


- 12) Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days (July 22, 2020), unless an extension of time is mutually agreed upon between the City and the applicant.
- 13) Additional comments may be forthcoming at the Development Review Committee meeting. Please provide a written response to all Development Review Committee comments within 180 days after comments have been received.



PLN-SITE-20010004

Path: J:\Development\Review\City\Map\New\DR20200225\PLN-SITE-20010004\LocMap.mxd February 25, 2020



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Graphic Scale