



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 12, 2022

**PROPERTY OWNER /
APPLICANT:** Apex Shooting Center, LLC.

AGENT: Michael Pizzi, Esq.

PROJECT NAME: Apex Shooting Center

CASE NUMBER: UDP-S22028

REQUEST: Site Plan Level III - Conditional Use for 31,015 Square-Feet of Indoor Shooting Center

LOCATION: 5320 N. Powerline Road

ZONING: Commercial Recreation (CR)

LAND USE: Industrial

CASE PLANNER: Michael Ferrera



Case Number: UDP-S22028

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Specify height and area compliance per Chapter 5 of the 2020 FBC.
3. Provide building construction type designation per Chapter 6 of the 2020 FBC.
4. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
6. Specify required number of exits based on travel distance, occupancy load and use FBC 1006.
7. Specify the Florida Building Code 7th edition on plan for the proposed development per Section 101.2 of the 2020 FBC.

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 December 31st, 2020 the 7th 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.



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Engineering has no comments at this time, additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



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CASE COMMENTS:

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment

Comment 1:

- A) (Sheets A130.1) Please update Drawings to provide (FFE) finish floor elevations of Ground Floor (first floor) in feet using the NAVD 88 DATUM. (Currently plans are not showing (FFE) of public range, and enclosed room areas. (Per FBC 7th edition) and (Flood Ordinance Ch 14).
- B) (Sheet A101) Please provide the finish floor elevations (FFE) for all enclosed rooms on ground floor levels showing that it meets at least 11' NAVD for (FFE) floor elevation.
- C) Label the existing footprint of the structure and show any areas new proposed new areas with the footprint expanding.

FBC 7th edition link:

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale flood Ordinance link:

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=COOR_CH14FLMA

Comment 2: (Site plan Sheet A100.1) Shows flood information

Per City of Fort Lauderdale Flood Ordinance Ch.14) and (FBC 7th edition), [Section 107: (A 107.2.6) & (A 107.2.6.1)]

Provide flood zone information and flood zone delineation on a (Site Plan) with the following details:

- Delineations of flood hazard areas
- Finish Floor Elevation using the NAVD 88 datum
- 2014 Flood Insurance Rate Map (FIRM) shows a BFE 10' (flood zone "AH"), (panel 359H)
- Plans show a FFE of 11.45 'on site plan for a smaller building with 54,000 square feet labeled project address (please update and provide the FFE using the NAVD 88 Datum)
- There is a building on site plan with a square foot of 302,265 with an address of 3300 Power Line Rd
- The address on the building site plan is showing one building with an address of 5300 Powerline Rd and the DRC application has an address as 5320 N Powerline Rd with a smaller building marked project address.

The preliminary flood maps show a (BFE 10' NAVD 88 (panel 359j): Please note that the once the flood preliminary maps become effective that the (BFE) Base Flood Elevation of 10' + 1' freeboard =11 feet NAVD 88 for the (FFE) finish floor elevation will need to be met). Unless you have obtained a building permit prior to the Preliminary maps becoming effective. <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/>

Comment 3

Provide Foundation plans showing the type of foundation that is being proposed? Please provide plans on the architectural drawing set. Drawings shall show the existing grade and proposed Finish Floor Elevation (FFE) using the (NAVD 88 Datum) per (FBC 7th edition).

Comment 4

City of Fort Lauderdale Flood Ordinance (Chapter 14-6 (a),4) Site plans and construction documents, please show where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill



areas are the minimum necessary to achieve the intended purpose. Use of fill to elevate buildings and structures is not permitted.

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Comment 5

City of Fort Lauderdale Flood Ordinance (Section 14-11) prohibits the use of fill for structural support of buildings (except the interior of a stem wall foundation) and to elevate sites. Please provide statement regarding all fill to be placed on site and clearly show existing / proposed grade elevations.

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CASE COMMENTS:

Please provide a response to the following.

Landscape has no comments at this time.



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CASE COMMENTS:

Please provide a response to the following:

1. All exterior glazing should be impact resistant.
2. Entry/exit door should be solid, impact-resistant, or metal.
3. Entry and exit door should be equipped with a secondary locking system like door pins, deadbolt or burglary prevention hardware.
4. The businesses should be equipped with a CCTV system that would capture an identifiable image of an individual on-site. The system should be capable of covering entry and exit points, parking lot, and any other sensitive area of concern.
5. CCTV must be capable of recording and retrieving for at least thirty (30) days and should be always operational during business hours.
6. 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:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 7:00 pm within 250 feet of residential.
4. Containers: must comply with 47-19.4
5. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
6. 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).
7. Confirm where the collection will take place within the site.
8. 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.
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 dwilson@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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CASE COMMENTS:

1. Submit a traffic impact statement for change of use and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. 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. Provide a revised site plan that clearly indicates what is existing versus what is being proposed. Ensure that all restriping that has been completed is shown on the site plan as existing conditions exactly how it is on site at present day.
3. Additional comments may be provided upon further review.

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 proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 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.
2. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the 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 (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located 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 conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are 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. 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.
3. The site is designated Industrial on the City's Future Land Use Map. The proposed use is permitted in this designation as the subject property received commercial flex acreage when the property was rezoned to Commercial Recreation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
4. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before December 15, 2022, unless a mutually agreed upon time extension is established between the City and the applicant. If applicant wishes to waive these timeframes or request additional time to address the comments and receive approval, then a written statement from the applicant must be submitted. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
5. Provide updated point-by-point responses to criteria, on letterhead, with date and author indicated to the project's compliance with the following ULDR sections:
 - a. Section 47-18.18, Indoor Firearms Range
6. Provide the following changes on the site plan:
 - a. Add required and proposed columns to the site data table; and



- b. Provide clearer parking calculations as part of the site data table, or a separate parking calculations table.
 - c. Sheet A100.1, site plan, notes that the southwest portion of the parcel is not included. It appears that the parking calculations include this portion to comply with parking requirements.
 - d. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas
 - e. Adjust all plan sheets to reflect correct submittal date. Dates on plan sheets state April 5 and May 25, 2022.
7. If the electric vehicle parking stalls are for electric vehicles only, they cannot count towards required parking. Adjust accordingly.
 8. Provide an updated site plan sheet depicting existing conditions. It appears that some of the restriping has already been completed. Ensure that the parking totals match existing conditions.


GENERAL COMMENTS

The following comments are for informational purposes.

9. 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.



LEGEND

 Subject Site

UDP-S22028 - Apex Shooting Center - 5320 N. Powerline Rd

Development Review Committee

July 12, 2022

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