



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 13, 2022

**PROPERTY OWNER /
APPLICANT:** Airpark Executive, LLC.

AGENT: Stephanie Toothaker, Esq.

PROJECT NAME: 3020 Cubesmart

CASE NUMBER: UDP-S22064

REQUEST: Site Plan Level III Review: Parking Reduction for 130,709
Square-Foot Self-Storage Building

LOCATION: 3020 S. Federal Highway

ZONING: Heavy Commercial/Light Industrial Business Density (B-3)

LAND USE: Commercial

CASE PLANNER: Adam Schnell



Case Number: UDP-S22064

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
8. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]
9. Show that the openings in the exterior walls adjacent to the North and South property lines meet the requirements of Table 705.8 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. FBC 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://library.municode.com/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:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: UDP-S22064

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 copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along South Atlantic Boulevard. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us

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.
 - a. 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/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. In order to properly design the proposed connections to the City's water and sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
3. Water and Sewer
 - a. The existing 8" watermain shown on the plans is a 6" according to our latest atlas.
 - b. There is an additional 6" WM near the West Edge of Pavement, Depict in the plans.
 - c. The sewer connection from MH 277 to the East does not appear in our records. Based on a permit from 2017 this line was capped. Provide a camera inspection to verify this line.
4. 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.).



5. The corresponding Easement Vacation applications (UDP-EV22008, UDP-EV22009, UDP-EV22010, UDP-EV22011) shall be approved by City Commission prior to Final DRC Sign-off.
6. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
7. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
8. Depict/ label existing/ proposed pavement markings on right of way adjacent to the site and on driveway connections to right of way as applicable.
9. Sheet X3 states maintenance agreement area (city). Right of way is under FDOT jurisdiction.
10. Driveway encroaches into the adjacent site to the south.
11. Provide and label typical roadway cross-sections for the proposed development side of S Federal Highway at driveway access points, at on-street parallel parking lanes as appropriate.
12. Ensure sufficient height clearance is provided within covered area for truck access.
13. Truck turning movements on sheet X5 show conflicts with the proposed building columns as well as going against traffic along S Federal Hwy to access the site.
14. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system)), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
(include review comment if Civil Plans not provided)
15. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's



engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

16. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.

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

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S22064

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: Provide elevations of ground floor (first floor) in feet using the NAVD 88 DATUM on Architectural floor plan

Comment 2: Site Plan & Data (Provide flood zone information) and Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones (559H), X500 (2014 FIRM)
- Flood Zones, (559J), (X500) (preliminary)

Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM.

Flood Ordinance Chapter 14

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



Case Number: UDP-S22064

CASE COMMENTS:

Please provide a response to the following.

1. As per section 47-21.13.B.16. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. Required street trees shall be planted in an area located between the roadway and the property line. Being that there is on-street parking, the city is looking for bulb-out landscape areas be provided with shade trees working towards the street tree requirement. The city is looking for three bulb-outs be provided, beginning north of the driveway with the last bulb-out at the north end of the site with the middle bulb-out splitting the outer two. The Department is looking at the possibility of shifting the sidewalk on site to provide additional landscape strip. With a 5 feet width landscape strip between the sidewalk and the traffic area may provide area for other street trees to be provided. If shifting the sidewalk is prohibited, please place other shade trees between the bulb-out trees on property side of the sidewalk.
2. Please provide a shade tree with a 3.5-inch trunk for the VUA requirements.
 - a. 47-21.2.56.Shade tree. A single-trunked dicot or conifer tree which by virtue of its natural shape provides at maturity a minimum shade canopy thirty (30) feet in diameter as listed in the table of tree evaluation. Please provide shade tree in place of a Clusia.
3. Please provide a tree and palm survey, please provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
4. Tree preservation requirements apply and should be followed. Please investigate candidates for relocation in place of removal and mitigate. Please have ISA Arborist evaluate site trees and palms for relocation.
5. Please provide tree and palm mitigation in equivalent replacement and equivalent value and how the mitigation is being provided.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000> this is a link to the city web page to assist in providing the mitigation.
6. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
7. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section



detail to illustrate this clearance. Please provide root-barriers when under these minimum horizontal off-sets are less than asked for.

8. 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. please show light fixtures with the measure clearance on Landscape plan.
9. Provide calculation of proposed turf within plant list. The use of turf grass not to exceed 50 percent of the site's landscape area.
10. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not submit for tree removal at this time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



Case Number: UDP-S22064

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 7:00 pm within 250 feet of residential.
5. Containers: must comply with 47-19.4
6. Show containers on site plan.
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. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. 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).
11. 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



Case Number: UDP-S22064

CASE COMMENTS:

1. Traffic impact statement and parking statement are under review.
2. Due to the proposed full access driveway being adjacent to an exit only driveway, the proposed driveway will need to be altered to address safety concerns and clear up driver confusion.
 - a. The exit out of the proposed driveway shall be a right out only, the driveway shall be designed with a channelizing island (aka Porkchop) channelizing vehicles to turn right out of the driveway to prohibit vehicles from driving through the miss aligned driveway with the SE 31st St approach
3. The preference would be to align the proposed driveway with no deflection with SE 31st St approach.
4. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
5. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
6. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
7. 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.
8. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
9. Provide clarification on garage operation and accessibility (gate, ticket gate, etc.) for this development. Please note that if a gate is proposed, a queueing analysis based on the gate operations will be required as part of the Traffic Impact Study.



10. Provide a minimum of 5 feet wide on **SR NO. 5**. 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 5 feet in width.
11. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
12. 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. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
13. The city reserves the right to meter on street parking stalls on the public right of way at any time.
14. Please add the following note on the site plan for the on-street parking, “None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking.”
15. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to 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. Bicycle parking needs to be located on the site so that it is accessible to the public.
16. 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.

Case Number: UDP-S22064

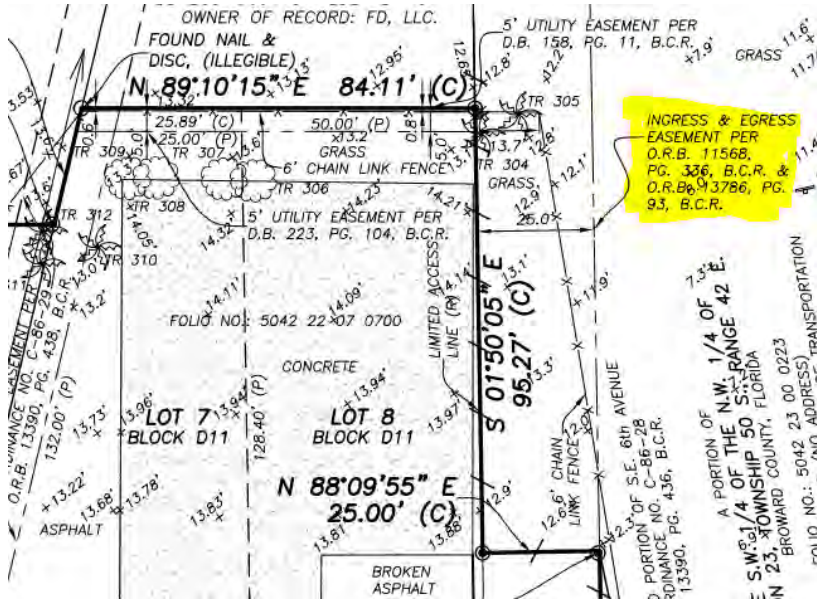
CASE COMMENTS:

Please provide a response to the following:

- 1) 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.
- 2) 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.
- 3) 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:
 1. 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,
 2. 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.
- 4) In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZ Signoff, unless otherwise deemed unnecessary by the City Airport Manager or designee.
- 5) There are four concurrent easement vacation applications under review that must be approved prior to Site Plan Approval. Applications are as follows: UDP-EV22008, UDP-EV22009, UDP-EV220010, and UDP-EV220011.
- 6) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.
- 7) Provide an updated survey that is 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 with an effective date no more than 30 days prior to date of submittal of the survey.



- 8) There are inconsistencies between the Broward County Property Appraiser Map and the survey. The survey shows the northeast property boundary to be larger than what is shown on the survey. Furthermore, the survey shows ingress and egress easements, rather than a dedication to Florida Department of Transportation or similar entity. Provide clarification on the discrepancies.



- 9) Indicate the project's compliance with the following ULDR sections by providing point-by-point responses to criteria, on letterhead, with date and author indicated.
- Section 47-18.29., Self-Storage Facility
- 10) Provide the following changes on the site plans:
- The streetscape design requires the inclusion of a 5-foot landscape swale between the travel lane and sidewalk, as well as bulb-outs for on-street parking spaces. For the area of the 5-foot sidewalk that is shifted onsite, provide a pedestrian easement.
 - Show centerlines of all adjacent ROWs and dimension widths.
 - Clearly label 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.
 - Work with engineering and transportation on the inclusion of traffic channelizing device at proposed driveway.
 - Provide a linear line along the frontage of building to show compliance with the 20-foot yard requirement of Section 47-18.29.-Self-storage facility and label accordingly.
 - Per Section 47-18.29.- Self Storage facility, individual storage units within a self-storage facility shall have a maximum of four hundred (400) square feet of gross floor area. Label the floor plans showing the size of each unit size or provide a chart showing the sizes of each unit type on each floor.
 - It is unclear whether a new fence is being stalled on the property. If a new fence is being stalled, provide image examples and specifications. Note, if a fence is being proposed, a metal chain link fence will not be an acceptable material along the west or east frontages.
 - Show rooftop access point on rooftop plans (Sheet, A7.0).



11) Provide the following changes on elevations:

- a. The building lacks material diversification. Include additional materials to differentiate and highlight building features, other than painted stucco.
- b. Additional architectural emphasis needs to be placed on each of the elevations to break up buildings massing, with specific emphasis placed on areas visible from US 1.
 1. The east façade and the adjoining corners that wrap the building to the north and south are a primary focal point when entering the City. Therefore, additional architectural features, articulation, and fenestration need to be integrated into these areas of the building.
 2. Include differentiating materials to help emphasize building features, incorporate overhangs, awnings, material banding and other architectural elements that soften the buildings features and provide relief from large blank walls.
 3. Consider additional roofline articulation.

To help guide the inclusion of these modifications, examples from other Cube Smarts have been provided, below.

1201 Lewis Drive Winter Park, FL 32789



Rosenberg - 306 Farm to Market Rd 2977





2135 North Illinois Street, Indianapolis, IN 46202



9645 Aero Dr. San Diego, CA 92123






- 12) Provide screening product material and images or pictures of actual application. Rooftop mechanical equipment screening shall match the design of the principal structure.
- 13) 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.

GENERAL COMMENTS

- 14) Please note any proposed signs will require a separate permit application.
- 15) 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.
- 16) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination. A waiver has been provided and the statutory deadline is not applicable to the application.
- 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 Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) 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.



LEGEND

 Subject Site

UDP-S22064 - 3020 Cubesmart - 3020 S. Federal Hwy

