DEVELOPMENT REVIEW COMMITTEE (DRC)
Site Plan Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications for Plan Submittal
Addendum: DRC Rezone with Flex Allocation <<if applicable>>
Addendum: Parking Reduction Information <<if applicable>>

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 554-928-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

☐ Innovative Development (ID) $12,760.00
☐ Site Plan Level IV $ 4,590.00
☐ Site Plan Level III $ 3,500.00
☒ Site Plan Level II $ 2,470.00
☐ Site Plan Level II in DRAC/SRAC-SA $ 4,290.00
(DRAC- Includes all requests for residential units and/or new construction only;
SRAC-SA- Includes all new construction and/or changes to existing structures subject to 47-3.6)
☐ Change of Use $ 930.00
   Requiring DRC review
☐ Parking Reduction $ 970.00
   (in addition to above site plan fee)
☐ Request for Flexibility Units/ Acreage $ 60.00
   (in addition to above site plan fee)
### DRC Site Plan - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City’s Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

<table>
<thead>
<tr>
<th>Case Number</th>
<th>R18046</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of complete submittal</td>
<td>June 8, 2018</td>
</tr>
</tbody>
</table>

**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT

<table>
<thead>
<tr>
<th>Property Owner's Name</th>
<th>H J ROSELLI PROPERTIES LLC / JM PROPERTIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner's Signature</td>
<td>If a signed agent letter is provided, no signature is required on the application by the owner.</td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>1620 N FEDERAL HIGHWAY</td>
</tr>
<tr>
<td>E-mail Address</td>
<td></td>
</tr>
<tr>
<td>Phone Number</td>
<td></td>
</tr>
<tr>
<td>Proof of Ownership</td>
<td>✓ Tax Record</td>
</tr>
</tbody>
</table>

**NOTE:** If AGENT is to represent OWNER notarized letter of consent is required

<table>
<thead>
<tr>
<th>Applicant / Agent's Name</th>
<th>Damon T. Rick's / Flynn Engineering Services, P.A.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant / Agent's Signature</td>
<td></td>
</tr>
<tr>
<td>Address, City, State, Zip</td>
<td>241 Commercial Blvd, Lauderdale by the Sea, FL 33308</td>
</tr>
<tr>
<td>E-mail Address</td>
<td><a href="mailto:dricks@flynnengineering.com">dricks@flynnengineering.com</a></td>
</tr>
</tbody>
</table>

**Letter of Consent Submitted**

See attached.

**Development / Project Name**

1620 N Federal Highway

**Development / Project Address**

Existing: 1620-1628 N Federal Highway, New: 1620 N Federal Highway

**Legal Description**

see survey

**Tax ID Folio Numbers**

4942 36 00 0050

**Request / Description of Project**

10,919 sf of commercial space, plus 300 sf of outdoor dining

**Total Estimated Cost of Project**

$ (Including land costs)

**Current Land Use Designation**

Commercial

**Proposed Land Use Designation**

Commercial

**Current Zoning Designation**

B-1

**Proposed Zoning Designation**

B-1

**Current Use of Property**

Commercial Retail

**Number of Residential Units**

N/A

**Non-Residential SF (and Type)**

2,500 (bank), 3,487 (restaurant), 300 (outdoor dining), 1,447 (medical/retail)

**Total Bldg. SF (include structured parking)**

11,219

**Site Adjacent to Waterway**

[ ] Yes [✓] No

**Dimensional Requirements**

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<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Lot Size (SF / Acreage)</td>
<td>None</td>
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<tr>
<td>Lot Density</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot Width</td>
<td>133.4' x 410.7'</td>
</tr>
<tr>
<td>Building Height (Feet / Levels)</td>
<td>&lt;150'</td>
</tr>
<tr>
<td>Structure Length</td>
<td>122' x 92'</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>None</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>N/A</td>
</tr>
<tr>
<td>Landscape Area</td>
<td>6,233 sf / 0.26</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>81</td>
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</table>

**Setbacks (indicate direction N.S.E.W.)**

<table>
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<tr>
<th>Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Front (W)</td>
<td>5'</td>
</tr>
<tr>
<td>Side (N)</td>
<td>5'</td>
</tr>
<tr>
<td>Side (S)</td>
<td>None</td>
</tr>
<tr>
<td>Rear (E)</td>
<td>15'</td>
</tr>
</tbody>
</table>

**Updated:** 3/20/2019
Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

☑ Completed application (all pages filled out as applicable)
☑ Proof of ownership (warranty deed or tax record), including corporation documents if applicable
☑ Property owners signature and/or agent letter signed by the property owner.
☑ Address verification letter (954-826-5233)
☑ Traffic study for projects that trigger vehicular trip threshold (See ULDR Sec. 47-24, contact Engineering Rep re: methodology)
☑ Color photographs of the property and surrounding properties, dated, labeled and identified as to orientation, may be submitted by applicant to aid in project analysis.

The following number of Plans:

☑ One (1) original set, signed and sealed at 24" x 36"
☑ Three (3) copy sets, with plans at 24" x 36"
☑ Five (5) copy sets, with plans at 11" x 17"
☑ One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

☑ Narrative describing project specifics, to include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
☑ Cover sheet including project name and table of contents.
☑ Land Use and Zoning maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
☑ Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties of portions of lands not included in the proposal.
☑ Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 118 S. Andrews Ave. Note: Not required for Change of Use applications.
☑ Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
☑ Plans "A" thru "H" with all elements as listed under Technical Specifications.

A. Site Plan
B. Details*
C. Floor Plans (typical floor plan may be submitted for like floors)
D. Building Elevations*
E. Additional Renderings*
F. Landscape Plans*
G. Photometric Diagram*
H. Engineering Plans*

NOTES:

☑ All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
☑ All copy sets must be clear and legible and should include any graphic material in color;
☑ For examples of project narratives, site plan data tables, and renderings required as part of the application, please refer to the "Submittal Reference Book" available at the Urban Design & Planning office or on the City's website: http://www.fortlauderdale.gov/planning_zoning/dev_applications.htm
☑ Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;
☑ If proposing residential, public School Concurrency Verification Letter from the Broward County School Board (754-321-8350) will be required prior to Planning & Zoning Board City Commission or final DRC submittal.

<table>
<thead>
<tr>
<th>Applicant's Affidavit</th>
<th>Staff Intake Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>I acknowledge that the Required Documentation and Technical Specifications of the application are met:</td>
<td>For Urban Design &amp; Planning Division use only:</td>
</tr>
<tr>
<td>Damon T. Ricks</td>
<td>June 8, 2018</td>
</tr>
<tr>
<td>Print Name</td>
<td>Date</td>
</tr>
<tr>
<td>Signature</td>
<td>Received By Nicholas Kalargyros</td>
</tr>
<tr>
<td>Date 6/8/18</td>
<td>Tech. Specs Reviewed By Nicholas Kalargyros</td>
</tr>
<tr>
<td>Case No. R18046</td>
<td></td>
</tr>
</tbody>
</table>

Updated: 3/29/2016
A. SITE PLAN
1. Title Block including project name and design professional’s address and phone number
2. Scale ("1" = 30’ min., must be engineer’s scale)
3. North indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   • Current use of property and intensity
   • Land Use designation
   • Zoning designation
   • Water/wastewater service provider
   • Site area (sq. ft. and acres)
   • Building footprint coverage
   • Residential development: number of dwelling units, type, floor area(s), site density (gross and net)
   • Non-residential development: uses, gross floor area
   • Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces
   • Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   • Building height (expressed in feet above grade)
   • Structure length
   • Number of stories
   • Setback table (required vs. provided)
   • Open space
   • Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   • Open space (in sq. ft.)
   • Landscape area (in sq. ft.)
   • Linear feet of sidewalk proposed
8. Site Plan Features (graphically indicated)
   • Municipal boundaries (as applicable)
   • Zoning designation of adjacent properties with current use listed
   • Adjacent rights-of-way to opposite property lines (indicate all nearby curb cuts)
   • Waterway width, if applicable
   • Outline of adjacent buildings (indicate height in stories and approximate feet)
   • Property lines (dimensioned)
   • Building outlines of all proposed structures (dimensioned)
   • Ground floor plan
   • Dimension of grade at center line of road, at curb, and finished floor elevation
   • Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   • Mechanical equipment dimensioned from property lines
   • Setbacks and building separations (dimensioned)
   • Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   • On-site light fixtures
   • Proposed ROW improvements (i.e., bus stops, curbs, tree plantings, etc.)
   • Pedestrian walkways (including public sidewalks and on-site pedestrian paths), Project signage
   • Traffic control signage
   • Catch basins or other drainage control devices
   • Fire hydrants (including on-site and adjacent hydrants)
   • Easements (as applicable)

B. DETAILS
1. Provide details of the following (Scale ¼" = 1’ min.)
   • Ground floor elevation
   • Storefronts, awnings, entryway features, doors, windows
   • Fences/walls
   • Dumpster
   • Light fixtures
   • Balconies, railings
   • Trash receptacles, benches, other street furniture
   • Pavers, concrete, landscape ground cover material

C. FLOOR PLANS
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan

D. BUILDING ELEVATIONS
1. All building facades with directional labels (i.e., North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage

E. ADDITIONAL RENDERINGS (as applicable)
For projects subject to Sec. 47-25.3 Neighborhood Compatibility, and/or new buildings 55’ or five stories or more in height, the following are required:
   • Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
   • Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
   • Context site plan indicating proposed development and outline of nearby properties with use and height labeled

F. LANDSCAPE PLAN
1. Site Plan information (in tabular form on plans)
2. Title block including project name and design professional’s address and phone number
3. Scale ("1" = 30’ min., must be engineer’s scale)
4. North indicator
5. Drawing and revision dates, as applicable
6. Landscape Plan Information (in tabular form on plans)
   • Site area (sq. ft. and acres)
   • Vehicular use area (as defined by Sec. 47-58.2, in sq. ft.)
   • VUA landscape area (minimum 20% of VUA – in sq. ft. and percentage of VUA)
   • Perimeter landscape area (including buffers adjacent to ROW)
   • Interior landscape area (30 sq. ft. per space)
   • Total trees required/provided (1 per 1,000 sq. ft. net lot area)
   • VUA trees required/provided (1 per 1,000 sq. ft. VUA)
   • VUA shade trees required/provided (3’ caliper)
   • VUA shade trees required/provided (2-3’ caliper)
   • VUA flowering trees required/provided
   • VUA palms required/provided
   • VUA shrubs required/provided (6 per 1,000 sq. ft. VUA)
   • Bufferyard trees (if applicable)
7. Landscape Plan Features (graphically indicated)
   • Property lines
   • Easements (as applicable)
   • Landscape areas with dimensions
   • Existing trees and palms, their names and sizes (indicate whether they are to remain, be relocated, or removed)
   • Names and locations for all proposed trees, shrubs and groundcover, with quantities noted at each location
   • Plant list (note species, sizes, quantities and any appropriate specifications)
   • Site elements (buildings, parking areas, sidewalks, signs, fire hydrants, light fixtures, drainage structures, curbing, all utilities both above and below ground)
   • Grading (swales, retention areas, berms, etc.)

G. PHOTOMETRIC DIAGRAM
Foot-candle readings must extend to all property lines

Updated: 3/20/2015
Electronic Articles of Organization
For
Florida Limited Liability Company

Article I
The name of the Limited Liability Company is:
H.J. ROSELLI PROPERTIES, LLC

Article II
The street address of the principal office of the Limited Liability Company is:
1628 NORTH FEDERAL HIGHWAY
SUITE 203
FT. LAUDERDALE, FL. 33305

The mailing address of the Limited Liability Company is:
1628 NORTH FEDERAL HIGHWAY
SUITE 203
FT. LAUDERDALE, FL. 33305

Article III
The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV
The name and Florida street address of the registered agent is:
JOSEPH C KEMPE ESQ.
941 NORTH HIGHWAY A1A
JUPITER, FL. 33477

Having been named as registered agent and to accept service of process
for the above stated limited liability company at the place designated
in this certificate, I hereby accept the appointment as registered agent
and agree to act in this capacity. I further agree to comply with the
provisions of all statutes relating to the proper and complete performance
of my duties, and I am familiar with and accept the obligations of my
position as registered agent.

Registered Agent Signature: JOSEPH C. KEMPE, ESQ.
**Article V**

The name and address of managing members/managers are:

Title: MGRM
HUGO J ROSELLI TRUSTEE
1628 NORTH FEDERAL HIGHWAY, SUITE 203
FT. LAUDERDALE, FL. 33305

Signature of member or an authorized representative of a member
Signature: HUGO J. ROSELLI
April 27, 2018

HJ ROSELLI PROPERTIES, LLC
1628 N FEDERAL HIGHWAY STE 203
FORT LAUDERDALE, FL 33305

To Whom It May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the property located 1620-1628 N FEDERAL HIGHWAY Fort Lauderdale, FL 33305, also identified by Property tax ID numbers listed.

Property ID  # 4942 36 00 0050

Sincerely,

[Signature]

HJ ROSELLI PROPERTIES, LLC

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 29th day of April, 2018 by H. Joseph Roselli, as Owner of the property. He is personally known to me and who did not take an oath.

[Signature]
Notary Public

My Commission Expires: September 30, 2018
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<td>$664,200</td>
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<td>$43,145.60</td>
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<td>2016</td>
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<td>$748,680</td>
<td>$2,084,480</td>
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2018 Exemptions and Taxable Values by Taxing Authority

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<tr>
<th>Just Value</th>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
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<td>$2,000,000</td>
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<th>Assessed/SOH</th>
<th>Homestead</th>
<th>Add. Homestead</th>
<th>Wid/Vet/Dis</th>
<th>Senior</th>
<th>Exempt Type</th>
<th>Taxable</th>
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<td>$2,000,000</td>
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Sales History

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<th>Book/Page or CIN</th>
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<td>WD-T</td>
<td>$100</td>
<td>47245 / 1485</td>
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<tr>
<td>9/1/1982</td>
<td>SWD</td>
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Land Calculations

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<td>$25.00</td>
<td>53,432</td>
<td>SF</td>
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Adj. Bldg. S.F. (Card, Sketch) | 18793

Special Assessments

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<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
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</tbody>
</table>
ADDRESS VERIFICATION
Contact: George Sutcavage Tel. 954-828-5233
E-mail: gsutcavage@fortlauderdale.gov

Project Address: 1620 N FEDERAL HWY 33305

PREVIOUS ADDRESS: 1620,1624,1626,1628 N FEDERAL HWY

NOTES: NEW
Zoning: B-1

FOLIO # 494236000050

Legal Description: 36-49-42 BEG AT INTER OF
E/R/L OF FED HWY & S/L OF NW ¼ OF NW ¼ FOR
POB. NE ALG SAID R/W 133.36, E ALG S/R/W/L NE
16 CT 408.52, SW 133.36, W 408.52 TO POB

DRC# ———

Authorized Signature: [Signature]

DATE: MAY 7, 2018
May 17, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – May 17, 2019
THIS LETTER IS NOT A PERMIT APPROVAL

Damon Ricks
Flynn Engineering Services, P.A.
241 Commercial Blvd
Lauderdale By The Sea, FL 33308

Dear Damon Ricks:

RE: May 17, 2018 - Pre-application Meeting for Safety Upgrade
Broward County - City of Fort Lauderdale, Urban; SR 5; Sec. # 86020; MP: 2.800
Access Class - 05; Posted Speed - 45 mph; SIS - N; Ref. Project:
Request: Close existing driveway on SR 5/Federal Highway, located approximately 80 feet south of NE 16th Court.

SITE SPECIFIC INFORMATION
Project Name & Address: 1620-1628 North Federal - 1820 North Federal Highway, Fort Lauderdale, FL 33305
Applicant/Property Owner: H J Roselli Properties LLC / JM Properties
Parcel Size: 1.2266 Acres Development Size: 14,000 SF Commercial

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

Comments:

• Drainage mitigation is required for any impacts within FDOT right-of-way (i.e., increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of “disturbed area” as defined by the Florida Department of Environmental Protection (FDEP).
• The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
• All driveways not approved in this letter must be fully removed and the area restored.
• Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department’s personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://gis.dot.state.fl.us/OneStopPermitting; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

[Signature]

Jonathan M. Overton, P.E.
Assistant District Traffic Operations Engineer

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variances\Pre-application Letter Template.docx
www.dot.state.fl.us

Page 1 of 1
June 4, 2018

DRC Site Plan – Level II  
1620 North Federal Highway  
Ft. Lauderdale, FL

NARRATIVE: ADEQUACY REQUIREMENTS - SEC. 47-25.2

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.  
RESPONSE: Plans are in accordance with requirements.

B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.  
RESPONSE: The proposed development is seven (1) story in height and not expected to interfere with the City’s communication network.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.  
RESPONSE: Application shall be made to Broward County DERD and the applicant shall satisfy all current criteria for surface water requirements and obtain all local and state licenses.

D. Environmentally sensitive lands.  
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:  
   a. Broward County Ordinance No. 89-6.  
   b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.  
   c. Broward County Ordinance No. 84-60.  
RESPONSE: The site is currently developed and the proposed re-development will not impact environmentally sensitive lands.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.  
RESPONSE: The development will not impact environmentally sensitive lands.
E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards. 
RESPONSE: All fire protection services will be provided as required by current regulations.

F. Parks and open space. 
RESPONSE: There are no required open space requirements listed for uses in B-1 as noted in ULDR section 47.6.20.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection. 
RESPONSE: The developer will take into account all the recommended CPTED principles and incorporate the appropriate improvements into the design.

H. Potable water.
1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. Potable water facilities.
   a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
   b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
   c. Where the county is the projected service provider, a similar written assurance will be required.
RESPONSE: Existing potable water facilities are available to the property. The site is currently developed as +/- 18,793 sf of retail use that includes 10.34 ERC's. The demand for the proposed usage is 14.2 ERC's for a net new demand of 3.86 ERC's. No water and waste water Capital Expansion Fee is anticipated.
I. **Sanitary sewer.**
   1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
   2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
   3. Where the county is the projected service provider, a written assurance will be required.
   4. Where septic tanks will be utilized, the applicant shall secure & submit to the city a certificate from the Broward County Health Unit that certifies that the site is/can be made suitable for an on-site sewage disposal system for the proposed use.

**RESPONSE:** **Existing sanitary sewer is available at the project site. The site is currently developed as +/- 18,793 sf of retail use that includes 10.34 ERC’s. The demand for the proposed usage is 14.2 ERC’s for a net new demand of 3.86 ERC’s. The increase in service demand is minimal. A letter will be obtained from public works to confirm capacity availability. No water and waste water Capital Expansion Fee is anticipated.**

J. **Schools.** For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

**RESPONSE:** **N/A, no residential units are proposed.**

K. **Solid waste.**
   1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
   2. **Solid waste facilities.** Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

**RESPONSE:** **Owner will contract with a private waste hauler. Provisions for a trash room are provided**

L. **Stormwater.** Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

**RESPONSE:** **Civil drawings will be prepared by a licensed civil engineer for stormwater compliance. All applicable licenses will be obtained prior to submittal for building permit.**

M. **Transportation facilities.**
1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. **Regional transportation network.** The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

**RESPONSE:** The project design will provide no adverse impact to the regional transportation network.

3. **Local streets.** Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city’s comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

**RESPONSE:** The project design will provide no adverse impact to the local streets. The street will be designed per the current Downtown Master Plan local street section.

4. **Traffic impact studies.**
   a. When the proposed development may generate over one thousand (1,000) daily trips; or
   b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation
system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.

iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.

iv. A further detailed analysis and any other information that the review committee considers relevant.

v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.

vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

**RESPONSE:** Utilizing the 8th edition ITE code, the proposed project would be estimated at 425 trips per day (that includes 44 pm peak hour trips).

5. **Dedication of rights-of-way.** 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.

**RESPONSE:** A 25' corner chord will be dedicated per city Engineering Department Requirements. The corner chord dedication will be by plat under separate application.

6. **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. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

**RESPONSE:** Adequate pedestrian facilities will be provided with outdoor dining and large pedestrian plaza.

7. **Primary arterial street frontage.** Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line,
deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

RESPONSE: The existing driveways with connection to the arterial road are being removed. The driveways will be connected to the local street.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

RESPONSE: Acknowledged.

9. 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. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

RESPONSE: Landscape drawings will be prepared by a licensed landscape architect and will be in compliance with current regulations.

N. Wastewater.

1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering & accepted applicable engineering standards.

RESPONSE: Existing sanitary sewer is available at the project site. The site is currently developed as +/- 18,793 sf of retail use that includes 10.34 ERC's. The demand for the proposed usage is 14.2 ERC's for a net new demand of 3.86 ERC's. The increase in service demand is minimal. A letter will be obtained from public works to confirm capacity availability. No water and waste water Capital Expansion Fee is anticipated.
O. **Trash management requirements.** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

**RESPONSE:** All trash will be kept within the on-site trash enclosure and collected by private contractor as required.

P. **Historic and archaeological resources.**

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do so, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

**RESPONSE:** Neither the property nor the existing structures have been designated historic and do not appear on the City of Fort Lauderdale Historic Resources Map, which delineates historically and archaeologically significant lands at the local and national levels.

Q. **Hurricane evacuation.** If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

**RESPONSE:** N/A. This project is west of the Intracoastal Waterway.

Sincerely,

[Signature]

Flynn Engineering Services, P.A.
PROJECT:
1620 NORTH FEDERAL HIGHWAY
1620 N FEDERAL HIGHWAY, Fort Lauderdale FL 33305
1628 NORTH FEDERAL HIGHWAY PLAZA

PROPOSED WEST (FRONT) ELEVATION

PROPOSED NORTH (SIDE) ELEVATION

PROPOSED EAST (REAR) ELEVATION

SCALE 1/8" = 1'-0"
LANDSCAPE NOTES

1. THE WORK CONSIDERED COMPLETE PLANT MATERIAL INSTALLATION ON THE DRAWINGS AND AS HEREBY SPECIFIED. THE OWNER SHALL INCLINE BUT NOT LIMITED TO THE SUPPLY OF ALL PLANT MATERIAL SPECIFIED. THE FURNISHINGS OF LABOR, EQUIPMENT, SUPPLIES AND ALL MATERIALS COLLECTED TO BE PERFORMED ALL OPERATIONS IN CONNECTION WITH THE LANDSCAPE INSTALLATION ON THESE PLANS. FURTHER, THE OWNER SHALL INSTALL ALL CONTENTS OF THIS DRAWING. IN ADDITION TO THE ABOVE, THE OWNER SHALL PROVIDE PROOF OF PROPER PERMITS AND AUCTIONS.

2. IN THE EVENT OF CONFLICTS BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE PLANT SHALL CONTROL.

3. PLANT MATERIALS WILL BE INSPECTED BY THE OWNER'S REPRESENTATIVE AT THE JOB SITE PRIOR TO INSTALLATION. ANY INSPECTION WORK THAT DOES NOT COMPLY WITH THE SPECIFICATIONS, BULK SIZE, AND OTHER MISMATCHES WILL BE DEEMED NON-ACCEPTABLE.وا إزالة النباتات المحددة والمواد الأخرى من المشروع.

4. ALL PLANT MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. THE OWNER SHALL PROVIDE A LABOR FORCE THAT IS COMPETENT AND EXPERIENCED IN THE INSTALLATION OF SIMILAR LANDSCAPE PROJECTS. THE CONTRACTOR SHALL PROVIDE A LAYOUT OF ALL PLANTS TO BE INSTALLED, INCLUDING THE LOCATION AND NUMBER OF EACH TYPE OF PLANT.

5. ALL PLANT MATERIALS MAY BE WANTED BY THE CONTRACTOR THROUGHOUT THE INSTALLATION PROCESS. THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF PLANT MATERIALS TO BE INSTALLED, INCLUDING THE LOCATION AND NUMBER OF EACH TYPE OF PLANT.

6. PLANTS SHOWN IN THIS DRAWING ARE TO BE INSTALLED IN THE LOCATIONS SHOWN. THE CONTRACTOR SHALL PROVIDE A LAYOUT OF ALL PLANTS TO BE INSTALLED, INCLUDING THE LOCATION AND NUMBER OF EACH TYPE OF PLANT.

7. ALL TIES & TAIL OR LAYER SHALL BE STAKED AND COVERED WITH VERTICAL 3' X 6' FENCE STAKES OR 4" DIAMETER POLES (2 DETAILS). ALL PLANT MATERIALS SHALL CONSIST OF TWO (2) PARTS OF TOPHAGE WITH ONE (1) PART PLANT MIX AND A 1 1/2" MULCH THE OWNER SHALL FIREWALL.

8. ALL PLANT MATERIALS SHALL BE WATERED BY THE CONTRACTOR THROUGHOUT THE INSTALLATION PROCESS. THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF PLANT MATERIALS TO BE INSTALLED, INCLUDING THE LOCATION AND NUMBER OF EACH TYPE OF PLANT.

9. ALL PLANT MATERIALS MAY BE WANTED BY THE CONTRACTOR THROUGHOUT THE INSTALLATION PROCESS. THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF PLANT MATERIALS TO BE INSTALLED, INCLUDING THE LOCATION AND NUMBER OF EACH TYPE OF PLANT.

10. PROVIDE TO 2" TOPSOIL TV OF ALL SODDED AND TREATED AREAS. TOPSOIL SHALL BE FERTILE, BLACK IN COLOR, PLANTABLE, CLEAN, AND FREE OF ROCKS, CLAY EXPANSIONS, FERROUS METALS, AND ANYTHING ELSE THAT MIGHT DAMAGE OR SIMILAR MATERIALS. THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF PLANT MATERIALS TO BE INSTALLED, INCLUDING THE LOCATION AND NUMBER OF EACH TYPE OF PLANT.

11. CONTRACTOR SHALL PROVIDE A LAYOUT OF ALL PLANTS TO BE INSTALLED, INCLUDING THE LOCATION AND NUMBER OF EACH TYPE OF PLANT.

12. CONTRACTOR SHALL GUARD AGAINST ANY CONDUCT OR DISABILITY IN PLANS PRIOR TO MOWING ANY WORK IN THE AFFECTED AREAS.

13. CONTRACTOR SHALL PROTECT ALL SUPPLIES AND DAMAGES MATERIALS AND ANYTHING ELSE THAT MIGHT DAMAGE OR SIMILAR MATERIALS. THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF PLANT MATERIALS TO BE INSTALLED, INCLUDING THE LOCATION AND NUMBER OF EACH TYPE OF PLANT.

14. ALL PLANT MATERIALS, WHETHER OR NOT INSTALLED, SHALL BE GUARANTEED FROM MOWING OR DAMAGE AND ACCEPTANCE BY OWNER. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER FINAL ACCEPTANCE BY OWNER.

15. FINAL INSPECTION WILL NOT TAKE PLACE UNTIL ALL MATERIALS ARE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL SUBMIT A FINAL INSPECTION REPORT FOR OWNER'S REVIEW.

16. ALL PLANT MATERIALS SHALL BE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL SUBMIT A FINAL INSPECTION REPORT FOR OWNER'S REVIEW.

17. ALL PLANT MATERIALS SHALL BE PLANTED/INSTALLED CORRECTLY. CONTRACTOR WILL SUBMIT A FINAL INSPECTION REPORT FOR OWNER'S REVIEW.

18. CONTRACTOR SHALL PROVIDE A LAYOUT OF ALL PLANTS TO BE INSTALLED, INCLUDING THE LOCATION AND NUMBER OF EACH TYPE OF PLANT.

19. CONTRACTOR SHALL PROVIDE A LAYOUT OF ALL PLANTS TO BE INSTALLED, INCLUDING THE LOCATION AND NUMBER OF EACH TYPE OF PLANT.

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