DEPARTMENT OF SUSTAINABLE DEVELOPMENT-URBAN DESIGN & PLANNING

SITE PLAN APPLICATION

Rev: 2 | Revision Date: 3/27/2019 | I.D. Number: DSD.UDP.SP

DEVELOPMENT REVIEW COMMITTEE (DRC)
SITE PLAN APPLICATION

PRE-APPLICATION MEETING REQUEST: Prior to formal submittal of a Development Review Committee site plan application, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, rezoning and right-of-way vacation requests, as well as any other considerable development projects. This meeting provides the applicant with an opportunity to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

DEADLINE: Submittals must be received by 12:00 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.

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.

- Planned Districts (PUD/PDD) $12,760.00
- Site Plan Level IV $4,590.00
- Site Plan Level III $3,500.00
- Site Plan Level II in Regional Activity Center $4,290.00
- Site Plan Level II $2,470.00
- Change of Use (requiring Development Review) $930.00
- Parking Reduction (in addition to Site Plan fees) $970.00
- Flexibility Units/Acreage (in addition to Site Plan fees) $60.00

NOTES: 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 954-828-5020 latest by Friday at 12:00 noon prior to the meeting date.

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. To obtain information on a property such as land use, zoning, ownership, folio, lot size, etc., please visit http://gis.fortlauderdale.gov/zoninggis.
### A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)
- **Case Number**: R19057
- **Submit Date**: August 9, 2019
- **Intake By**: Yvonne R
- **Civic Association**: Flagler Village Civic Association
- **City Commission District**: 2-Glassman

### B. OWNER/APPLICANT CONTACT INFORMATION: For purpose of identification, the PROPERTY OWNER is the APPLICANT
- **Property Owner’s Name**: 401 Fourth LLC
- **Address, City, State, Zip**: 1535 SE 17th Street, STE 107, Fort Lauderdale FL 33316
- **Phone Number**: Email
- **Proof of Ownership**:

### C. AGENT CONTACT INFORMATION: If AGENT is to represent OWNER, notarized letter of consent is required
- **Agent’s Name**: Flynn Engineering Services P.A.
- **Address, City, State, Zip**: 241 Commercial Blvd, Lauderdale-by-the-sea, FL 33308
- **Phone Number**: 954-922-1004
- **Letter of Consent Submitted**: [ ] Yes or [ ] No

### D. DEVELOPMENT INFORMATION
- **Project Name**: 401 NE 4th Street
- **Project Address**: (Provide Address Verification Letter) 401 NE 4th Street
- **Legal Description**: See survey
- **Tax ID Folio Numbers**: 5042 03 03 0390
- **Description of Project**: The addition of a 4,111 SF, 1 story commercial building to the site located at 401 NE 4th Street.
- **Total Estimated Cost of Project**: $ (including land costs) Site Adjacent to Waterway: No

### E. PROPERTY USE INFORMATION
- **Land Use Designation**: D Regional Activity Center
- **Zoning Designation**: RAC-CC
- **Use of Property**: Office
- **Number of Residential Units**: None
- **Non-Residential SF (and Type)**: 15,810 SF (Office)
- **Bldg Sq.Ft. (Include structured parking)**: 15,810 SF

### F. DIMENSIONAL REQUIREMENTS
- **Lot Size (SF / Acreage)**: None / None
- **Building Height (Feet / Floors)**: 150’ /
- **Structure Length**: None / None
- **Floor Area Ratio (F.A.R.)**: None
- **Lot Coverage**: 95%
- **Vehicular Use Area**: None
- **Parking Spaces**: N/A

#### Setbacks (Indicate direction N, S, E, W)
- **Front**: 35’ TO CL PER DMP / 36.3’
- **Side 1**: None, 35’ TO CL PER DMP / 40.1’ TO Existing Building
- **Side 2**: None, 35’ TO CL PER DMP / 32.4’
- **Rear**: NONE / 10’ TO Existing Building

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Approved by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked

[Image of Community Building]
Required Documentation / Submittal Checklist

One (1) copy of the following documents:

☐ COMPLETED APPLICATION with all pages filled out as applicable;
☐ PROOF OF OWNERSHIP (warranty deed or tax record), including corporation documents and SunBiz verification if applicable;
☐ PROPERTY OWNER’S SIGNATURE and/or agent letter signed by the property owner;
☐ PROJECT DESCRIPTION NARRATIVE describing project specifics. Please provide as much detail as possible. These project specifics may include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, multi-modal experience, site improvements, etc.;
☐ ULDR CODE NARRATIVE response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR language that requires project to go through the Development Review Committee process. Narratives must be on letterhead, dated, and with author indicated;
☐ ADDRESS VERIFICATION FORM (To obtain for please contact Devon Anderson at 954-828-5233 or DAnderson@fortlauderdale.gov); and,

Additional documentation required for specific projects
☐ TRAFFIC STATEMENT/STUDY for projects that trigger vehicular trip threshold (See ULDR Section 47-24)
☐ PUBLIC PARTICIPATION ORDINANCE acknowledgment for Site Plan Level III or IV
☐ 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.
☐ FOR PUD AND PDD (See ULDR Sections 47-37 and 47-37A for specific application requirements)

The following number of Plans:

☐ One (1) original set, signed and sealed at 24” x 36”
☐ Seven (7) copy sets, with plans at 11” x 17”

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. All copy sets must be clear and legible and should include any graphic material in color. 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:

☐ PLANS “A” thru “J” with all elements as listed under Technical Specifications.
   A. Cover Sheet
   B. Survey
   C. Site Plan
   D. Details
   E. Floor Plans
   F. Building Elevations
   G. Additional Renderings
   H. Landscape Plan
   I. Photometric Diagram
   J. Civil Plans

ONE DIGITAL SUBMITTAL (CD OR USB) OF THE FOLLOWING:

☐ DOCUMENTS containing the signed application, proof of ownership, property owners signature or agent authorization letter, and address verification form combined into one PDF file named the following: “InsertProjectName”Documents.pdf
☐ NARRATIVES containing the project description narrative and Unified Land Development Regulations (ULDR) Narrative combined into one PDF file named the following: “InsertProjectName”Narratives.pdf
☐ PLANS containing the cover sheet, survey, site plan, details, floor plans, building elevations, renderings, landscape plan, photometric diagram, and civil plans combined into one PDF file named the following: “InsertProjectName”Plans.pdf
Technical Specifications For Plan Submittal

A. COVER SHEET
1. Project Name
2. Location map including section, township and range
3. Index of plans submitted including sheet name and number
4. List of all consultants including contact information
5. List of franchise and utility service providers for project

B. SURVEY
1. Signed and sealed boundary and topographic survey
   ▪ Show existing conditions of project site alone excluding adjacent properties or portions of land not in proposal
   ▪ Existing above ground improvements including valve boxes, manholes, grates, and other similar utility features
   ▪ Existing easements and referencing of recorded documents
   ▪ 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.
   ▪ Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

C. SITE PLAN
1. Title Block including project name and design professional's address, email, and phone number
2. Scale (1" = 30' minimum, 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, bicycle 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 by ULDR and Design Standards vs. provided)
   ▪ Open space
   ▪ Vehicular use area (as defined by ULDR Section 47-5B.2, in sq. ft.)
   ▪ Open space (in sq. ft.)
   ▪ Landscape area (in sq. ft.)
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 right of way improvements (i.e. bus stops, curbs, tree plantings, etc.)
   ▪ Pedestrian walkways (including public sidewalks and onsite 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)
D. DETAILS
1. Provide details of: (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, hardscape ground cover material
   - Line of sight from sidewalk to roof (if mechanical equipment is on roof)

E. FLOOR PLANS (TYPICAL FLOOR PLAN MAY BE SUBMITTED FOR LIKE FLOORS)
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 with mechanical equipment depicted

F. BUILDING ELEVATIONS (IN COLOR)
1. All building facades in color 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 setbacks 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
7. Building cross section with dimensions and use type per level

G. ADDITIONAL RENDERINGS (as applicable)
For projects in a Regional Activity Center zoning district and/or subject to ULDR Section 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 uses and height labeled

NOTE: Please provide the .KMZ, .KML or .DAE files with submission when providing renderings.

H. LANDSCAPE PLAN (PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT)
1. Landscape plan drawn at a scale no less than one (1) inch equals thirty (30) feet. (ULDR Section 47-21). An overall project plan may be provided at a smaller scale when using it to reference section sheets provided. Landscape plan to be designed so that landscaping shall not be adversely affected by salt exposure, prevailing winds, deep shadows, unusual soil conditions, tidal fluctuations, etc.
2. Landscape plan must provide:
   - Title block including name and address of project, RLA contact information, RLA seal and dated signature, original and sequential revision delta with revision date and narrative
   - North indicator, plans orientated to correctly correspond with survey and site plan
   - Site information and landscape information, in tabular form, sorting required vs. provided calculations
   - Property boundaries and dimensions, depth of landscape islands and perimeters and buffers, property easements, adjacent right or way with street tree planting and parallel parking if applicable, existing and proposed structures, vehicular use areas, location of site amenities, dumpster, walls and fencing, location of plantings, adjacent hardscape, curbing, walks, etc.
   - All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generators, fire hydrants, Siamese connections, adjacent or existing photovoltaic systems for photovoltaic systems, etc.
   - Site and right of way grading including swales, retention areas, berms, bio swales, rain gardens, etc.
   - Structural soil, silva cell, or similar, illustrated and labeled
   - Appropriate clear sight distance areas at intersections, cross section of street tree planting showing pedestrian clearance and underground soil structure and overhead obstructions, etc.
   - Landscape material schedule listing all plants and material. This will include key, botanical name, common name, quantity, overall height for hardwood and clear trunk for palms, plant spacing, native and/or Florida Friendly Landscaping Indicator, existing vs. proposed, etc.
   - Hydrozone plantings illustrated and labeled
   - Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc. details and specification for trees, palms, shrubs, groundcover, hydrozone, mulch, structural soil or similar, etc.
3. ISA Certified Arborist report for specimen trees. 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.

I. PHOTOMETRIC DIAGRAM
1. Title Block including project name and design professional's address, email, and phone number
2. Date of initial plan preparation and any amendments
3. Site plan indicating the location of property lines and improvements
4. Location and description of all existing over story landscaping
5. Location and height of all lighting on the property
6. Lighting control description and schedule
7. Foot-candle readings must extend to all property lines
8. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property

J. CIVIL PLANS
1. Engineering Site Plan
   • Investigate existing utilities to determine any proposed conflicts with site improvements. Contact Engineering Records Tech - Steve Plummer at StevePl@fortlauderdale.gov or (954) 828-5051 for as-built information
   • Driveway connections - dimension to established survey reference points (i.e., property corners)
   • Concrete, pavers, and asphalt clearly differentiated
   • Identification of all existing easements and referencing of recorded documents (i.e., OR book & page)
   • Right-of-way adjacent to parcel including labels, width, and referencing of recorded documents
   • Abbreviated legal descriptions for adjacent parcels
   • Finished floor elevation for all buildings, including all existing buildings referenced in NAVD 88
   • Location of existing and proposed fire hydrants
   • Inclusion of monument sign note: "Approved under separate permit."
   • Impervious and pervious areas, both area and percentage are identified
   • Relationship of existing above ground features with site improvements
   • Location of dumpster with relationship to easements and existing underground utilities

ID Number: DSD.UPD.SP
Revision Number: 4
Revision Date: 5/20/2019
Approved by: Ela Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
A NEW RETAIL BUILDING FOR:

401 FOURTH LLC

FORT LAUDERDALE, FLORIDA 33301

401 NE 4TH STREET

612 S.W. 4TH AVENUE  FORT LAUDERDALE, FLORIDA 33315

TEL :(954) 764-8858  FAX : (954) 764-0731  E-MAIL : architecture@archall.net

ARCHITECTURAL ALLIANCE
ARCHITECTURE
A NEW RETAIL BUILDING FOR:

401 FOURTH LLC

FORT LAUDERDALE, FLORIDA 33301

401 NE 4TH STREET
612 S.W. 4TH AVENUE  FORT LAUDERDALE, FLORIDA 33315

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ARCHITECTURE
LAND PLANNING
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
GOVERNMENT PROCESSING

ARCHITECTURAL ALLIANCE ARCHITECTURE

NORTH ELEVATION

SCALE: 3/16"=1'-0"

WEST ELEVATION

SCALE: 3/16"=1'-0"

TYPICAL WALL SECTION

SCALE: 1/2"=1'-0"
Irrigation System shall also be equipped with rain sensor. System using an approved water source.

Minimum clearance of 5' ft for trees and/or large palms.

The installation of root barriers shall be coordinated prior to any work being performed on site.

Notes:

1. A separate permit is required for the tree removal. Sub-contractor shall apply and submit for this permit prior to any work being performed on site.

2. A separate permit is required for the landscaping. Sub-contractor shall apply and submit for this permit prior to any work being performed on site.

3. A separate permit is required for the tree removal. Sub-contractor shall apply and submit for this permit prior to any work being performed on site.

4. All 300 and landscape receive 100% coverage from an automatic irrigation system using an approved water source. The irrigation system shall also be equipped with a rain sensor.
NOTES:

1. Using a row saw, chain trencher or similar trenching device, make a vertical cut within 2 feet of the limit of grading.

2. After completion of cut, make clean cuts with a lopper, saw or pruner to remove all torn root ends on the tree side of the excavation, and backfill the trench immediately with good rooting medium, filling all voids.

Fertilize with organic fertilizer to promote root growth.
401 FOURTH, LLC

July 22, 2019

401 FOURTH, LLC
1535 SE 17TH ST #107
FORT LAUDERDALE, FL 33316

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 properties located at:

401 NE 4 STREET ST, FORT LAUDERDALE, FL 33304 (FOLIO # 5042 03 03 0390)

RESUB BLK 31 NORTH LAUDERDALE 5-25 B LOTS 20 THRU 24, LESS S 5 OF SAID LOTS & LESS W 5 OF N 102 OF S 107 OF LOT 20 & LESS E 5 OF N 102 OF S 107 OF LOT 24 & LESS N 18 OF LOTS 20 THRU 24 BLK 31

Sincerely,

Charles B Ladd, Jr
Manager

STATE OF FLORIDA
) SS
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 22 day of July 2019, by Charles Ladd, as Owner of the property. He is personally known to me and who did not take an oath.

Notary Public

My Commission Expires:

1535 SE 17th Street, Fort Lauderdale, FL 33316
(954) 627 - 7000
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).

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<th>2019 Exemptions and Taxable Values by Taxing Authority</th>
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<th>Land Calculations</th>
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| Adj. Bldg. S.F. (Card, Sketch) | 15008  |

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<td><strong>Fire</strong></td>
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CITY OF FORT LAUDERDALE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 451 NE 4 ST, 33301

PREVIOUS ADDRESS: 401 NE 4 ST, 33301

NOTES: NEW RETAIL BUILDING

ZONING: RAC-SMU

FOLIO #: 0203030390


DRC #: 

AUTHORIZED SIGNATURE: 

DATE: 07/17/2019
THE EXISTING TWO STORY BUILDING ALONG NE 4TH AVE
THE EXISTING TWO STORY BUILDING FROM THE CORNER OF NE 4TH AVE & NE 4TH ST
THE EXISTING PROPERTY FROM THE CORNER OF NE 5TH AVE & NE 4TH ST
THE FRONT OF THE EXISTING PROPERTY
ALONG NE 4TH STREET
August 7, 2019

DRC – Project Overview
401 NE 4th Street
401 NE 4th Street, Fort Lauderdale FL

This project is generally located within the southern portion of the block bounded by NE 5th Avenue to the east, NE 4th Avenue to the west and NE 4th Street to the south. The scope of the project includes the replatting of the site, as well as a DRC site plan level II submittal for the construction of a new 4,111 sf, 1 story commercial building on the property. Existing on the property is a 15,810 sf, 2 story office building.

A surface parking lot providing 18 parking spaces with one being ADA accessible will be provided on the property. Parallel on-street parking is also to be provided around the entire property.

A 5’ right of way dedication has previously been provided around the perimeter of the site along NE 4th Ave, NE 4th St & NE 5th Ave per O.R.B 22470, PG. 682, B.C.R.

Sincerely,

Flynn Engineering Services, P.A.
August 5, 2019

DRC – Adequacy Requirements Narrative
401 NE 4th Street
401 NE 4th Street, Fort Lauderdale FL

Sec. 47-25.2. - Adequacy Requirements.

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.

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 project is not anticipated to interfere with the city’s communications 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: The project will comply.

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.
   2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: The site has been previously developed. The proposed re-development shall not impact any 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:** Adequate fire protection will be provided as required.

F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

**RESPONSE:** N/A. No residential units are proposed.

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 project will comply.

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.

**RESPONSE:** Existing potable water facilities are available on site and outreach will be made to the city's public works department to verify capacity availability. All applicable easements and fees will be provided as required.

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: Potable water service to this area is provided by The City of Fort Lauderdale. Adequate capacity of the city’s potable water system to service the project will be obtained from the city’s public works department.

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 and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

RESPONSE: Sanitary sewer service to this area is provided by The City of Fort Lauderdale. Adequate capacity of the city’s sewer system to service the project will be obtained from the city’s public works department.

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:** Solid waste & recycling collection will be provided by a private contractor licensed with The City of Fort Lauderdale.

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:** The project will comply with all applicable code requirements and obtain all required licenses.

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:** This project is not anticipated to impact 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: This has been taken under advisement.

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: N/A. This project is not anticipated to generate over 1,000 daily 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: All applicable right-of-way easements will be provided to meet the county, city & FDOT standards.

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: A continuous sidewalk in excess of 7' wide has been provided around the site along NE 4th Street, NE 4th & 5th Avenue.

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 project will comply as applicable.

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: Signage and pavement marking improvements will be provided as applicable.

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: Street trees will be provided with the DRC site plan application for compliance with the ULDR.

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 and accepted applicable engineering standards.

RESPONSE: This site is serviced by The City of Fort Lauderdale. The existing 10" sanitary sewer mains will be utilized and maintained.

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: N/A. No prepackaged food or beverages will be sold for off-site consumption.

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
same, 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: The site was previously developed and has not been identified as having any archaeological or historical significance.

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: Not applicable. This site is located west (inland) of the Intracoastal Waterway.

Respectfully,

Flynn Engineering Services, P.A.