

PROJECT DESCRIPTION
CHICK-FIL-A FSU #3314
2650 NORTH FEDERAL HIGHWAY
SUBMITTED ON BEHALF OF CHICK-FIL-A BY KRISTEN FERRETTI

The subject site is composed of two parcels totaling +/- 0.86 acres located at 2650 North Federal Highway. The parcel fronting Federal Highway is zoned B-1 (Boulevard Business) with a Commercial future land use designation. The parcel fronting Middle River Drive is zoned RMM-25 (Residential Multi-Family/Mid-Rise/Med-High Density) with a Medium-High-25 future land use designation. The Applicant, Chick-fil-A, Inc., has submitted an application for site plan/rezoning/flex allocation to apply flex to the RMM-25 parcel, rezone to X-P (Exclusive Parking), and obtain approval in order to construct a 3,497 SF fast food restaurant with a drive-thru and outdoor dining area. The proposed hours of operation are as follows: Monday - Thursday 6:00 AM to 10:00 PM; Friday - Saturday 6:00 AM to 11:00 PM and closed on Sundays.

The overall site will be greatly improved in terms of how it functions and visually appears. The major components of the proposed improvements include:

- Chick-fil-A's elevations will improve aesthetics of site
- Landscaping will enhance the overall site and compliment neighboring businesses and the residential neighborhood
- Pedestrian friendly accessibility and outdoor dining area
- A park-like setting, including benches, trellis, landscaping, bike rack, and trash receptacle along Federal Highway

The proposed architectural features are non-prototypical for a Chick-fil-A. This restaurant is considered a specialty building and will incorporate features to be compatible with the surrounding area. Many features have been added to buffer the adjacent residential areas from the commercial use. For example, a canopy awning has been added above the service yard door which extends the length of the rear appendage and wraps around the corner. In addition, a brick soldier course has been added to the elevations. With the addition of buffer walls and dense landscaping, the proposed development will seamlessly blend with the existing uses.

Please note that the Applicant will use one dumpster for trash/waste and the other dumpster is used for recyclable materials. The location of the dumpster enclosure, coupled with the proposed wall and landscaping between the dumpster and the alley, will provide appropriate screening to protect the adjacent residential property.

PROJECT NARRATIVE
FORT LAUDERDALE DRC CASE NO. 8-ZR-13
CHICK-FIL-A FSU #3319 AT 2650 NORTH FEDERAL HIGHWAY
NOVEMBER 18, 2013
SUBMITTED ON BEHALF OF CHICK-FIL-A BY KRISTEN FERRETTI

The subject site is composed of two parcels totaling +/- 0.86 acres located at 2650 North Federal Highway. The parcel fronting Federal Highway is zoned B-1 (Boulevard Business) with a Commercial future land use designation. The parcel fronting Middle River Drive is zoned RMM-25 (Residential Multi-Family/Mid-Rise/Med-High Density) with a Medium-High-25 future land use designation. The Applicant, Chick-fil-A, Inc., has submitted an application for site plan/rezoning/flex allocation to apply flex to the RMM-25 parcel, rezone to X-P (Exclusive Parking), and obtain approval in order to construct a 3,497 SF fast food restaurant with a drive-thru and outdoor dining area.

In compliance with ULDR Section 47-25.2 Adequacy Criteria, Section 47-25.3 Neighborhood Compatibility, Section 47-9.20.C Rezoning to an X District, Section 47-9.21 Performance Standards for Permitted Uses, Section 47-9.22 General Design and Performance Standards, and Section 47-28.1.G Allocation of Commercial Uses on Residential Land Use Designated Parcel requirements, Chick-fil-A respectfully submits the following point-by-point narrative:

ULDR Section 47-25.2 Adequacy Criteria:

Section 47-25.2.B. Communications network. The proposed building and structures will not interfere with the city's communication network.

Section 47-25.2.C. Drainage facilities. The proposed development incorporates sufficient storm water management facilities.

Section 47-25.2.D. Environmentally sensitive lands. The subject site is not considered environmentally sensitive.

Section 47-25.2.E. Fire protection. The proposed development will provide adequate fire protection to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities are provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Section 47-25.2.F. Parks and open space. This section is not applicable to the proposed development.

Section 47-25.2.G. Police protection. The proposed development will provide police protection service to protect people and property. The proposed development will provide applicable improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Section 47-25.2.H. Potable water. The proposed development will provide adequate potable water service. The Applicant submitted the required information for the proposed development and received a Water and Wastewater Capacity Availability Letter from the City dated September 4, 2013.

Section 47-25.2.I. Sanitary sewer. The proposed development will tie into a city sanitary sewer treatment facility. The Applicant submitted the required information for the proposed development and received a Water and Wastewater Capacity Availability Letter from the City dated September 4, 2013.

Section 47-25.2.K. Solid waste. The proposed development will obtain adequate solid waste collection facilities and service.

Section 47-25.2.L. Stormwater. The proposed development will provide adequate stormwater facilities and systems 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.

Section 47-25.2.M. Transportation facilities. A traffic impact study was submitted by the Applicant, review and approved by the City in compliance with this section.

Street trees. The proposed development will provide for adequate landscaping along streets 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.

Section 47-25.2.N. Wastewater. The proposed development will provide adequate wastewater services and will comply with the city engineering and accepted applicable engineering standards.

Section 47-25.2.O. Trash management requirements. This section is not applicable to the proposed development.

Section 47-25.2.P. Historic and archaeological resources. This section is not applicable to the proposed development.

Section 47-25.2.Q. Hurricane evacuation. This section is not applicable to the proposed development.

ULDR Section 47-25.3. Neighborhood compatibility requirements:

Section 47-25.3.A.2. Smoke, odor, emissions of particulate matter and noise. The proposed development will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27, Pollution Control, of the Code of Broward County, and that a DNRP permit for such facility is not required.

Section 47-25.3.A.3.a. Lighting. The photometric plan provides for lighting which is in compliance with the requirements set forth in this section. Construction of walls and installation of landscape buffers will prevent light spillage from automobiles onto the adjacent residential properties.

Section 47-25.3.A.3.b. Architectural features. The rear facade facing the residential property will be constructed to compliment the surround residential area structure. A canopy awning has been added above the service door and extends the length of the rear appendage, then wraps around the corner. In addition, a brick soldier course has been added to the elevation. The architectural elevations are in compliance with the requirements set forth in this section.

Section 47-25.3.A.3.c. Setback regulations. The proposed development meets and exceeds the setback requirements set forth in this section.

Section 47-25.3.A.3.d. Bufferyard requirements. The proposed development meets and exceeds the bufferyard requirements set forth in this section, including construction of the required walls abutting the adjacent residential property.

Section 47-25.3.A.3.e. Neighborhood compatibility and preservation. The Applicant believes that the proposed development will adequately preserve the character and integrity of the adjacent neighborhood. The proposed development will include buffer walls, extensive landscaping around the perimeter and appropriate lighting which will limit the impact of the development to the adjacent neighborhood.

ULDR Section 47-9.20.C. Rezoning to an X District:

Section 47-9.20.C. The proposed site and use meet the conditions and performance criteria provided in this section. Specifically, the proposed site complies with the conditions for rezoning set forth in Section 47-9.2. Please find below a point-by-point narrative of this Section:

Section 47-9.2.A.1. The subject site is not zoned RS-4.4, RS-8 or RC-15.

Section 47-9.2.A.2. The subject site is located in an area with available commercial flexibility acreage.

Section 47-9.2.A.3. The subject site does not exceed 10 acres.

Section 47-9.2.A.4. The subject site is currently designated for residential use.

Section 47-9.2.A.5. The right-of-way separating the subject site from business property is not in excess of 20' wide.

Section 47-9.2.A.6. At least 50' of the property line of the subject site is parallel to a property line of the adjacent business-zoned property.

Section 47-9.2.A.7. The subject site does not extend more than 180' feet into a residentially-zoned district.

Section 47-9.2.A.8. An application will be submitted to the City of Fort Lauderdale for City Commission approval.

Section 47-9.2.A.9. The subject site along with the business property has been submitted as a single site plan by the Applicant.

Section 47-9.2.A.10. The subject site is not located in the described area.

ULDR Section 47-9.21.B. Performance Standards:

Section 47-9.21.B.1. The proposed development complies with parking and loading requirements.

Section 47-9.21.B.2. The proposed development complies with pedestrian and vehicular access requirements.

Section 47-9.21.B.3. The proposed development complies with landscape and bufferyard requirements.

Section 47-9.21.B.4. The proposed development complies with lighting requirements.

Section 47-9.21.B.5. The proposed development complies with noise requirements.

Section 47-9.21.B.6. The proposed development complies with sign requirements.

Section 47-9.21.B.7. The proposed development complies with pedestrian enhancement requirements.

Section 47-9.21.B.8. The proposed development is not adjacent to a waterway.

Section 47-9.21.B.9. As stated above, the proposed development complies with lighting requirements.

ULDR Section 47-9.22. Performance Standards:

Section 47-9.22.B. The noise associated with the proposed use on the parcel to be rezoned to XP will not exceed the maximum sound levels set forth in this section.

Section 47-9.22.C. Pursuant to meetings with City Staff, the proposed development will not have to construct a sidewalk along the abutting roadway since there is no existing sidewalks on the same side of the street. Street trees will be planted and maintained along the street abutting the property proposed to be rezoned to provide a canopy effect. There is a continuous public pedestrian walkway a minimum of 10' in width beginning at the business property street frontage and continuing through the business property to the exclusive use property. A seating area, including benches, a trellis, landscaping, a bike rack, and trash receptacle is proposed along the Federal Highway frontage.

ULDR Section 47-28.1.G. Allocation of commercial uses on residential land use designated parcels:

Section 47-28.1.G.1.a. The rezoning requested is from RMM-25 to X-P.

Section 47-28.1.G.1.b. The proposed rezoning of the parcel from RMM-25 to XP will not exceed 5% of the total area within a flexibility zone which is designated residential on the City's plan.

Section 47-28.1.G.1.c. The parcel to be rezoned to the Exclusive Use-Parking (X-P) designation is less than 10 acres.

Section 47-28.1.G.1.d.i. The use of commercial flex acreage for the rezoning of the parcel to the Exclusive Use-Parking (X-P) designation will support the specific goals, objectives, and policies of the City's LUP by allowing the adjacent parcel zoned B-1 to comply with the City's parking requirements and become a viable asset for the City's business community.

Section 47-28.1.G.1.d.ii. Please see above narrative showing point-by-point that the Applicant will comply with Sec. 47-24.2 for the rezoning application.

Section 47-28.1.G.1.d.iii. Please see above narrative showing point-by-point that the Applicant will comply with Sec. 47-24.2 for a site plan approval level IV application.

SITE PLAN/REZONING/FLEX ALLOCATION APPLICATION
CHICK-FIL-A FSU #3319
2650 NORTH FEDERAL HIGHWAY
AUGUST 28, 2013

The overall site is composed of two separate parcels totaling +/- 0.87 acres located at 2650 North Federal Highway. The parcel fronting Federal Highway (Parcel #494225044710) is zoned B-1 (Boulevard Business) with a Commercial future land use designation. The parcel fronting Middle River Drive (Parcel #494225045300) is zoned RMM-25 (Residential Multi-Family/Mid-Rise/Medium-High Density) with a Medium-High-25 future land use designation. The Applicant is submitting this application to request rezoning of Parcel #494225045300 (fronting Middle River Drive) to be designated as X-P (Exclusive Use-Parking) with the allocation of flex units, as well as site plan approval for both parcels.

Pursuant to ULDR Section 47-24.4, the Applicant is providing this narrative indicating satisfaction with the following criteria:

1. *The zoning district proposed is consistent with the City's Comprehensive Plan.*

The subject site is currently designated Medium High-25 Residential on the City's Future Land Use Map. The requested X-P zoning designation is consistent with the City's Comprehensive Plan in that the proposed rezoning is permitted in this land use category, subject to the allocation of commercial flexibility acreage. The property is located in Flex Zone 46, which has 69.80 commercial acres available for allocation. The Applicant is requesting an allocation of 10,000 square feet / 0.00023 acres of commercial flexibility for the subject site.

2. *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*

The surrounding properties to the north, south, and east are zoned Residential Multifamily High Rise/Medium High Density District (RMH-25) and have a Medium High Residential Land Use Designation. However, the property located to the south is a parking lot serving the commercial development across the alley to the west. The property to the directly west across the alley is zoned Boulevard Business (B-1) and has a Commercial Land Use Designation. The proposed X-P District provides the opportunity for the proposed low-intensity, commercial development to achieve viability in a manner that is compatible with the character of the surrounding area.

3. *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

The subject site is a vacant parking lot which was used in conjunction with a previous commercial development on the property located across the alley to the west. The proposed X-P zoning district is restricted to parking only and will continue to serve as a buffer between the existing residential and commercial areas. The proposed rezoning is compatible with the existing and future use of the property and surrounding area.

Pursuant to ULDR Section 47-9.20.C., the Application is proposing a rezoning to X-Exclusive Use District and provides this response narrative indicating satisfaction with the following criteria:

1. *The proposed site and use meets the conditions and performance criteria provided in Section 47-9.21 & 47-9.22.*

The Applicant will comply with the design and performance standards as a condition for approval of an X-P district. The proposed parking lot will meet the requirements for parking lots provided in Section 47-20, Parking and Loading Requirements. A safe pedestrian path as defined in Section 47-20.4, from the parking lot to the proposed restaurant will be provided. The parking lot site will comply with the landscape and buffering provisions of Section 47-21, Landscape and Tree Preservation Requirements, and Section 47-25.3, Development Review Criteria, for parking lots. Lighting of a parking lot will comply with the requirements of Section 47-20, Parking and Loading Requirements. Noise levels will conform to the performance standards provided in Section 47-9.22.B. Signage will comply with the requirements in Section 47-22, Sign Requirements. Pedestrian enhancements shall be provided in accordance with Section 47-9.22.C.

2. *The height, bulk, shadow, mass and design of any structure located on the site is compatible with surrounding properties and is consistent with the goals and objectives for the location of the property, as provided in the Comprehensive Plan.*

The only structure proposed to be locate on the subject site is a required, 5-foot high concrete wall along the north property line to buffer the adjacent, existing multi-family building. The height, bulk, shadow, mass, and design of the wall will be compatible with the surrounding properties and consistent with the goals and objective for the location of the property as provided in the City's Comprehensive Plan.