

GENERAL PROJECT NARRATIVE

**Owner: RWL8, LLC
POLLO TROPICAL (proposed)
and
CAR RENTAL FACILITY (existing)**

**901 E. SUNRISE BOULEVARD
FORT LAUDERDALE
SEPTEMBER 13, 2013**

The subject site is 1.185 acres and is located along the north side of Sunrise Boulevard between NE 9th Avenue and NE 10th Avenue (901 E. Sunrise Boulevard). The parcel currently contains two (2) zoning designations, B-1 (Boulevard Business) and RMM-25 (Residential Mid Rise Multifamily/Medium High Density District) and has a future land use designations of Commercial and Residential, respectively. The Applicant is requesting an allocation of Commercial Flexibility Acreage to the portion of the site designated Residential/RMM-25 and intends to rezone the parcel to Community Business (CB), which permits the proposed uses shown on the site plan and discussed in more detail below.

The property contains an existing Auto Rental facility (Hertz), with minimal landscaping materials and buffers. The Auto Rental establishment will remain on the site and continue to operate. The proposed improvements as shown on the site plan will consist of a 3,440 sf Pollo Tropical with drive-thru facility. The redevelopment of the site will continue to foster additional revitalization within the East Sunrise Boulevard corridor.

As a result of today's hectic lifestyles, there has been an increase in demand for convenient and economical places to eat, like Pollo Tropical. The proposed site layout provides for easy traffic circulation in and around the site. Pollo Tropical representatives have met with City staff regarding the proposed vehicular traffic associated with the use, in order to confirm measures to decrease any potential negative impact. The drive-thru location allows for a conspicuous and accessible location convenient for motorists without affecting the health, safety and welfare of the environment. The proposed site layout conforms to the goals, objectives and policies of the Fort Lauderdale Comprehensive Plan.

The applicant has decided to employ a simple design and very functional architectural style that will attract the public while also maintaining the standards as set forth by the City of Fort Lauderdale. The standards, as required by the City's Land Development Code, are being met. Specifically, restaurants are required to provide one parking space per 100 square feet of gross floor area. Therefore a total of 34.4 on-site parking spaces will be required ($3,440 \text{ sf}/100 = 34.4$). The proposed site layout for Pollo Tropical proposes 42 on-site parking spaces. The existing Hertz Auto Rental Facility requires 7 parking spaces, while 51 spaces are proposed. In total the site proposes 97 parking spaces. All landscape buffers, as well as interior landscape requirements are also provided, including a perimeter wall along the residential boundary to the north, as per City Code. The dumpster enclosure has been designed to match the material and color of the building and landscape material has been provided around said dumpster enclosure.