



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

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)	\$ 2,640.00
☒ Site Plan Level IV	\$ 950.00
☐ Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
☐ Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
☐ Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
☐ ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
☒ Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
☐ Appeal and/or DeNovo Hearing	\$ 1,180.00
☐ Site Plan Deferral	\$ 490.00
☐ City Commission Request for Review	\$ 800.00
☐ City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

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 it does not apply.

NOTE: To be filled out by Department

Case Number	PLN-SITE - 19110004
Date of complete submittal	

NOTE: To be filled out by Applicant

Property Owner's Name	See attached letter is provided, no signature is required on the application by the owner.
Applicant / Agent's Name	Heidi Davis Knapik, attorney 
Development / Project Name	Publix Super Market
Development / Project Address	Existing: 2875 N. Ocean Blvd., Fort Lauderdale New:
Current Land Use Designation	Commercial / High Res-50
Proposed Land Use Designation	Commercial / High Res-50 (commercial flex)
Current Zoning Designation	CB / RMH-60
Proposed Zoning Designation	CB
Specific Request	Site Plan Level IV review; site plan, rezoning, commercial flex allocation

The following number of Plans:

- ☐ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☐ Two (2) copy sets at 11" x 17"
- ☐ One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - ☐ Cover page
 - ☐ Survey
 - ☐ Site plan with data table
 - ☐ Ground floor plan
 - ☐ Parking garage plan
 - ☐ Typical floor plan for multi-level structure
 - ☐ Roof plan
 - ☐ Building elevations
 - ☐ Landscape plan
 - ☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - ☐ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

PROPERTY OWNERS

Ocean Reef Investments, LLC

Folio Numbers: 4943-3003-0810 and 4943-3001-0750

Royal Quality Homes of Florida, LLC

Folio Numbers: 4943-3003-0810 and 4943-3001-0750

Preste Corporation

Folio Numbers: 4943-3001-0760, 4943-3001-0770, 4943-3003-0800



Site Address	NE 30 STREET, FORT LAUDERDALE FL 33308	ID #	4943 30 03 0800
Property Owner	PRESTE CORP	Millage	0312
Mailing Address	PO BOX 2003 POMPANO BEACH FL 33061	Use	28
Abbr Legal Description	LAUDERDALE BEACH EXT UNIT B 29-22 B LOT 1 BLK 23		

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\(8\)](#).

* 2020 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$637,400	\$20,500	\$657,900	\$488,630	
2019	\$510,810	\$20,500	\$531,310	\$444,210	\$8,842.50
2018	\$383,330	\$20,500	\$403,830	\$403,830	\$7,331.34

2020* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$657,900	\$657,900	\$657,900	\$657,900
Portability	0	0	0	0
Assessed/SOH	\$488,630	\$657,900	\$488,630	\$488,630
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$488,630	\$657,900	\$488,630	\$488,630

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/1975	WD	\$100,000	6442 / 266	\$50.00	12,748	SF
1/1/1969	WD	\$50,000				
				Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						12748		



Site Address	NE 30 STREET, FORT LAUDERDALE FL 33308	ID #	4943 30 01 0770
Property Owner	PRESTE CORP	Millage	0312
Mailing Address	PO BOX 2003 POMPANO BEACH FL 33061	Use	28
Abbr Legal Description	LAUDERDALE BEACH 4-2 B THAT POR OF LOTS 91 & 92 LYING W OF FOL DESC LINE, COMM AT NW COR OF LOT 92, ELY 85.38, SLY 100 TO A PT ON S/L OF LOT 91 AND THE PT OF TERMINATION OF THE HEREIN DESC LINE BLK 1		

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\(8\)](#).

* 2020 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$399,250	\$13,450	\$412,700	\$366,750	
2019	\$319,960	\$13,450	\$333,410	\$333,410	\$6,196.32
2018	\$319,960	\$13,450	\$333,410	\$333,410	\$6,052.90

2020* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$412,700	\$412,700	\$412,700	\$412,700
Portability	0	0	0	0
Assessed/SOH	\$366,750	\$412,700	\$366,750	\$366,750
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$366,750	\$412,700	\$366,750	\$366,750

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$50.00	7,985	SF
				Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

[illegible]



Site Address	2985 N OCEAN BOULEVARD, FORT LAUDERDALE FL 33308	ID #	4943 30 01 0760
Property Owner	PRESTE CORP	Millage	0312
Mailing Address	PO BOX 2003 POMPANO BEACH FL 33061-2003	Use	11
Abbr Legal Description	LAUDERDALE BEACH 4-2 B LOTS 91 & 92 LESS THAT POR OF SAID LOTS LYING W OF FOL DESC LINE, COMM AT NW COR OF LOT 92, ELY 85.38, SLY 100 TO A PT ON S/L OF LOT 91 AND THE PT OF TERMINATION OF THE HEREIN DESC LINE BLK 1		

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\(8\)](#).

* 2020 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$721,860	\$298,910	\$1,020,770	\$1,020,770	
2019	\$721,860	\$298,910	\$1,020,770	\$1,020,640	\$20,632.17
2018	\$721,860	\$232,860	\$954,720	\$927,860	\$18,462.81

2020* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,020,770	\$1,020,770	\$1,020,770	\$1,020,770
Portability	0	0	0	0
Assessed/SOH	\$1,020,770	\$1,020,770	\$1,020,770	\$1,020,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,020,770	\$1,020,770	\$1,020,770	\$1,020,770

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/1/1969	WD	\$80,000		\$40.07	18,015	SF
8/1/1965	WD	\$85,600				
				Adj. Bldg. S.F. (Card, Sketch)		4645
				Eff./Act. Year Built: 1998/1997		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
C								
4645						18015		



Site Address	NE 33 AVENUE, FORT LAUDERDALE FL 33308	ID #	4943 30 03 0810
Property Owner	OCEAN REEF INVESTMENTS LLC ROYAL QUALITY HOMES OF FL LLC	Millage	0312
Mailing Address	3635 PARK CENTRAL BLVD N POMPANO BEACH FL 33064	Use	28
Abbr Legal Description	LAUDERDALE BEACH EXT UNIT B 29-22 B LOT 2 BLK 23		

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)**.

* 2020 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$520,200	\$18,200	\$538,400	\$478,590	
2019	\$416,890	\$18,200	\$435,090	\$435,090	\$8,086.02
2018	\$416,890	\$18,200	\$435,090	\$435,090	\$7,898.85
2020* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$538,400	\$538,400	\$538,400	\$538,400	
Portability	0	0	0	0	
Assessed/SOH	\$478,590	\$538,400	\$478,590	\$478,590	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$478,590	\$538,400	\$478,590	\$478,590	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
6/20/2016	WD*-D	\$750,000	113768626	\$50.00	10,404
4/15/2014	WD*-D	\$600,000	112252158		
4/15/2014	WD*-D	\$200,000	112252159		
9/18/2009	DR*-T	\$100	46542 / 14		
9/1/2009	QC*-T	\$100	46500 / 1158		
				Adj. Bldg. S.F. (Card, Sketch)	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						10404		



Site Address	N OCEAN BOULEVARD, FORT LAUDERDALE FL 33308	ID #	4943 30 01 0750
Property Owner	OCEAN REEF INVESTMENTS LLC ROYAL QUALITY HOMES OF FL LLC	Millage	0312
Mailing Address	3635 PARK CENTRAL BLVD N POMPANO BEACH FL 33064	Use	28
Abbr Legal Description	LAUDERDALE BEACH 4-2 B LOT 90 BLK 1		

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)**.

* 2020 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$624,900	\$8,780	\$633,680	\$560,520	
2019	\$500,790	\$8,780	\$509,570	\$509,570	\$9,470.20
2018	\$500,790	\$8,780	\$509,570	\$509,570	\$9,250.99
2020* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$633,680	\$633,680	\$633,680	\$633,680	
Portability	0	0	0	0	
Assessed/SOH	\$560,520	\$633,680	\$560,520	\$560,520	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$560,520	\$633,680	\$560,520	\$560,520	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
6/20/2016	WD*-D	\$750,000	113768626	\$50.00	12,498
4/15/2014	WD*-D	\$600,000	112252158		
4/15/2014	WD*-D	\$200,000	112252159		
9/18/2009	DR*-T	\$100	46542 / 14		
9/1/2009	QC*-T	\$100	46500 / 1158		
				Adj. Bldg. S.F. (Card, Sketch)	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						12498		

Heidi Davis Knapik
Dated: August 7, 2020

PROJECT DESCRIPTION NARRATIVE – P&Z
Proposed Publix Super Market
2985 N. Ocean Boulevard, Fort Lauderdale, Florida

Introduction

The Applicant, Publix Super Markets, Inc., is the contract purchaser¹ of property located at 2985 N. Ocean Boulevard, south of Oakland Park Boulevard and west of A1A at the southwest corner of NE 30th Street and N. Ocean Boulevard (A1A), on Fort Lauderdale Beach (the “Property”). The Property, which stretches from A1A to NE 33rd Avenue, consists of five platted lots totaling approximately 61,592 square feet or 1.41 acres. Publix proposes to construct a new, approximately 29,495 square foot grocery store (the “Project”) on the Property.

The Property is currently an underutilized, mostly vacant but for a small empty retail structure that formerly housed a medical office, a restaurant and a surface parking lot. The Project will revitalize this area by bringing a much needed and desired Publix Super Market to the Property and creating active uses and pedestrian friendly streetscape to encourage pedestrian activity along A1A and NE 30th Street. The Project, located on three rights-of-way, incorporates perimeter buffers, wide sidewalks, a corner plaza and landscaping around the Property.

Publix will be presenting an urban footprint unique to this beach location and will provide the residents and visitors in this area a long overdue alternative for grocery shopping. Residents and visitors will no longer have to cross the Intracoastal bridge to shop for food, and due to its close proximity to beach neighborhoods and condominiums, neighbors will be able to conveniently walk to the store for their grocery needs.

Application / Requests

The Applicant is seeking Site Plan Level IV approval for the proposed 29,495 square foot grocery store, which requests include site plan approval (for commercial greater than 10,000 square feet in the CB zoning district), rezoning and commercial flexibility acreage allocation.

The Property has two land use designations. The northern three lots are designated Commercial on both the City of Fort Lauderdale (“City”) and Broward County’s (“County”) Comprehensive Plans and Future Land Use Maps, and the southern two lots are designated High Residential – 50 (50 units per acre) on the County and High (Residential - 60 units per acre) on the City’s Comprehensive Plans and Future Land Use Maps. The Property also has two zoning districts. The northern lots are zoned CB – Community Business and the southern lots are zoned RMH-60. Concurrent with the site plan application, a rezoning of the southern lots to CB to

¹ The current owners of the Property include: Preste Corp. and Ocean Reef Investments LLC / Royal Quality Homes of FL LLC. Owner consent letters from these parties are included with the application.

permit the grocery store and a commercial flex application are being filed. *See, separate Commercial Flexibility and Rezoning Application.*

Project Design

The Project is designed as a one-story grocery store, with parking on the ground floor and roof of the structure. The Project's design is characterized as contemporary style architecture exemplified by the simple and clean lines of the structure, including modern curved and geometric features along the façades to resemble ocean waves. The façades of the building are well articulated, providing visual variety and interest without being overwhelming. The street level façade enhances the pedestrian environment by incorporating architectural features into its design which add special interest and compatibility with nearby properties and site elements.

The Project's features include: (1) parking within an internal ground floor parking garage and a roof top parking level, which is screened with architectural features and green trellises; (2) active uses and amenities on the first floor; (3) internal vehicle entryway; (4) internal building services including trash and loading areas; (5) an architectural style which creates a compact building form; and (6) undulations of the building and varying levels of architectural dimensions and features which break up the mass of the facades.

Loading Activities. The Project's loading area is located internally within the building envelope. The entrance to the service area is on the north side and entirely screened by a gate which will close upon the service vehicle entering to ensure that loading activities will not be visible to neighboring uses.

Hours of Operation. The Project will operate at typical Publix retail hours and will be open for business from approximately 7:00 AM until 11:00 PM.

Trash Disposal. The Project incorporates a trash compactor within the loading area, which is entirely enclosed and screened.

Security/Gating. Alarms and surveillance cameras will be utilized as part of the Project's security system.



Heidi Davis Knapik
Dated: April 10, 2020

PUBLIX SUPER MARKETS
REQUEST FOR COMMERCIAL FLEX
ALLOCATION AND REZONING

The Applicant, Publix Super Markets, Inc., is the contract purchaser¹ of property located at 2985 N. Ocean Boulevard, south of Oakland Park Boulevard and west of A1A at the southwest corner of NE 30th Street and N. Ocean Boulevard (A1A), on Fort Lauderdale Beach (the "Property"). The Property, which stretches from A1A to NE 33rd Avenue, is rectangular in shape and consists of five platted lots totaling 61,592 square feet or 1.41 acres. Publix proposes to construct a new, approximately 29,495 square foot grocery store (the "Project") on the Property. The Property is currently an underutilized, mostly vacant but for a small empty retail structure that formerly housed a medical office, a restaurant and a surface parking lot. The Project will revitalize this area by bringing a much needed and desired Publix Super Market to the Property and creating active uses and pedestrian friendly streetscape to encourage pedestrian activity along A1A and NE 30th Street.

The Property has two land use designations and two zoning districts. The northern three platted lots are designated Commercial on the City and County's Future Land Use Maps and the southern two platted lots are designated High Residential – 50 (50 units per acre) on the County and High (Residential – 60 units per acre) on the City's Future Land Use Maps.

Allocation of Commercial Uses on Residential Land Use Designated Parcels

As part of the site plan application, the Applicant is requesting **0.5253 acre** of commercial flexibility acreage be allocated to the Property in order to develop the commercial use on the Property. Pursuant to ULDR Section 47-28.1.G, the Applicant meets the following criteria to permit commercial uses on the parcels currently designated Residential:

1. The development site is being rezoned to CB - Community Business; and
2. According to City Staff, no more than five percent (5%) of the total area within a flexibility zone, which is designated residential on the City's land use plan will be rezoned CB; and
3. The parcel proposed for CB is not greater than 10 contiguous acres.
4. The request for commercial flex acreage satisfies the criteria as follows:

¹ The current owners of the Property include: Preste Corp. and Ocean Reef Investments LLC / Royal Quality Homes of FL LLC. Owner consent letters from these parties are included with the application.

a. The use of commercial flex acreage supports and implements the specific goals, objectives and policies of the City's Land Use Plan as follows:

POLICY 1.6.1: Facilitate desirable redevelopment activities through innovative land development regulation techniques.

OBJECTIVE 1.18: PARCEL ASSEMBLY Encourage parcel aggregation to result in larger parcels for redevelopment.

OBJECTIVE 1.22: ENCOURAGING HIGH QUALITY DEVELOPMENT Continue to respond to identified problems/opportunities; develop incentive systems for quality development and redevelopment; prevent incompatible uses; and incorporate design criteria.

OBJECTIVE 1.36: USE OF FLEXIBILITY AND IRREGULAR DENSITY PROVISIONS Utilize the flexibility rules established by the Broward County Land Use Plan in order to facilitate the arrangement of commercial acreage to allow the City to respond to changing conditions.

OBJECTIVE 1.38: ECONOMIC DEVELOPMENT Support a competitive and diversified economy.

POLICY 1.38.1: The City will participate in public and private efforts to identify and implement the best ways to retain and strengthen the existing job base as well as to expand job and training opportunities in the City so as to support a competitive and diversified economy.

b. A rezoning application has been submitted in accordance with Section 47-24.2.

c. A site plan level IV has been submitted in accordance with Section 47-24.2.

Rezoning

Also included with the site plan application is a rezoning request. The Applicant is requesting that the two southern parcels of the Property that are zoned RMH-60 be rezoned to CB – Community Business to make it consistent with the northern parcels zoned CB. The property to the north of the Property is all zoned CB, and the property to the south of the Property is all zoned RMH-60. It is uncertain why the Property, with its contiguous parcels maintains a split zoning and land use designations. These applications will allow for the Property to be redeveloped with a much needed commercial grocery store use.

The sketch and legal description of the portion of the Property requesting the commercial flexibility acreage allocation and the rezoning is attached as **Exhibit A**.

The Applicant satisfies the rezoning criteria pursuant to ULDR Section 47-24.4.D, as follows:

1. The zoning district proposed is consistent with the City's comprehensive plan.

The proposed zoning district, CB – Commercial Business, is consistent with the City's Comprehensive Plan. The City of Fort Lauderdale's Comprehensive Plan provides that the areas designated commercial are intended to provide for business, retail, service, office, and other commercial enterprises which support the resident and tourist populations of the City and create employment opportunities. See page 2-41, City of Fort Lauderdale Comprehensive Plan. Permitted uses within the commercial land use category include retail uses. The proposed Publix grocery store, a retail use, is consistent with the commercial uses and the City's comprehensive plan. The rezoning to CB creates a consistent zoning within the Property and will allow for the proposed reuse and construction of the commercial development, which will create jobs and bring a much needed grocery store to the area. The rezoning supports and implements the specific goals, objectives and policies of the City's Land Use Plan including Policy 1.6.1 regarding facilitating desirable redevelopment activities through innovative land development regulation techniques; Objective 1.18, which encourages parcel aggregation to result in larger parcels for redevelopment; Objective 1.22, which encourages high quality development and redevelopment; Objective 1.36, which utilizes the flexibility rules established by the Broward County Land Use Plan in order to facilitate the arrangement of commercial acreage to allow the City to respond to changing conditions; and Objective 1.38, which supports economic development efforts to create a competitive and diversified economy.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

This part of Fort Lauderdale Beach is a mix of commercial, multi-family, office, mixed-use, townhouse and single family uses. It is a mix of old development and new urban infill development. The properties surrounding the proposed Project include a new hotel, new multi-family residential development, a convenience store, older condominiums, a marina, older garden style apartments, duplexes and triplexes and a large City parking garage. However, the one use this area does not have, but one that is most needed is a Publix Super Market. For many years the residents, business owners and visitors have been requesting a Publix on Fort Lauderdale Beach. The proposed Publix will greatly enhance and activate this underutilized area with a vibrant use that neighbors can walk, bike, scooter, take transit or drive to with ease. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration. In fact, the proposed Publix will complement the surrounding area by providing a clean and friendly environment for residents and visitors to shop for their daily or weekly necessities.

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 character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses. As discussed previously, the northern portion of the Property is already zoned BC -Community Business, along with all of the properties to the north of the Property, and this rezoning will make the entire Property

consistent with the CB zoning district. The CB district is intended to meet the shopping and service needs of the community. The allowable uses within the CB district, including grocery stores, are intended to limit impact on the surrounding neighborhoods that are to be served by the commercial business. The proposed Publix will provide a much needed shopping use for the residents and visitors to Fort Lauderdale Beach. The use will be compatible with the surrounding neighborhoods and well suited for this area.

ACTIVE:11370043.2

Heidi Davis Knapik
Dated: August 7, 2020

ULDR CODE NARRATIVE – P&Z
Point-By-Point Narrative of Compliance with Applicable

I. APPLICABLE ULDR SECTIONS:

A. Community Business – CB Zoning District – Sec. 47-6.10

The Property is currently made up of two zoning districts, Community Business – CB and RMH-60. The Applicant is proposing to rezone the RMH-60 parcels to CB to make the Property consistent and to allow the grocery store use (a separate rezoning application is being filed concurrently with the site plan application). The grocery store is approximately 29,495 square feet (in the CB zoning district, uses greater than 10,000 square feet are approved as a Site Plan Level III) and the use is permitted within the CB zoning district. The Project complies with all of the dimensional requirements for developments within the CB zoning district and Neighborhood Compatibility and Community Compatibility Requirements, as set forth below, but for some minor deviations of setbacks. The Applicant has filed a request to vary from this code provision.

B. Adequacy – Sec. 47-25.2

See attached Exhibit A.

C. Neighborhood Compatibility and Community Compatibility - Sec. 47-25.3

See below for specific criteria.

II. NEIGHBORHOOD COMPATIBILITY AND COMMUNITY - COMPATIBILITY REQUIREMENTS §47-25.3

A. NEIGHBORHOOD COMPATIBILITY

1. Adequacy Requirements. See Exhibit B.

2. Smoke, odor, emissions of particulate matter and noise. The Project will not exceed the maximum levels of smoke, odor, emissions of particulate matter and noise as regulated by Chapter 27 of the Code of Broward County. Applicant will apply and obtain all required Broward County EPGMD permits.

3. Design and performance standards.

- a. **Lighting.** The Project design will comply with the lighting requirements of this section. The Project will incorporate landscaping in bufferyard

between nonresidential and residential use to aide in the reduction of any perceived glare.

- b. **Control of appearance.** The Project's design is characterized as contemporary style architecture exemplified by the simple and clean lines of the structure, including modern curved and geometric features along the façades. The façades of the building are well articulated, providing visual variety and interest without being overwhelming. Architectural features include color and material banding, uniform cornice heights, building mass changes including projections and recessions, and multiple types and angles of the roofline. The street level façade enhances the pedestrian environment by incorporating architectural features into its design which add special interest and compatibility with nearby properties and site elements. Loading and service facilities will be screened from abutting residential uses. Rooftop mechanical equipment, stair and elevator towers will be visibly screened from abutting properties.
- c. **Setback regulations.** N/A. The structure is not greater than 40 feet.
- d. **Bufferyard requirements.** The Project provides a 10 foot landscape strip along the southern property line adjacent to the residential property, which is heavily landscaped. The property to the south has a concrete wall that is setback 5 feet from its property line, which will create a 15-foot buffer between the properties. The Applicant will clean and improve the neighbor's 5-foot area and plant additional trees that will screen the structure. All trash services are located within the garage, screened and more than 12 feet from the rear property line. A wall currently exists on the adjacent property that will remain.
- e. **Neighborhood compatibility and preservation.** The neighborhood within which the Project is located is a mix of residential and nonresidential uses along A1A, south of Oakland Park Boulevard, east of the Intracoastal Waterway. The Project's height, mass, setbacks, landscaping and architectural features are compatible with the neighborhood and have been designed to maintain the neighborhood's character. The redevelopment of this underutilized property is compatible with, preserves, and enhances the character and integrity of adjacent properties and neighborhoods by providing a much needed grocery store use in this area, while at the same time providing publicly accessible pedestrian amenities and active uses along this corridor. The Project's light and contemporary architecture complements and modernizes the area with clean lines, wave-like façade features and vertical and horizontal articulations.

Pursuant to Section 47-25.3.A.3.e.iv, all nonresidential development lying east of the Intracoastal Waterway shall meet the Design and Community Compatibility Criteria as follows:

B. COMMUNITY COMPATIBILITY REQUIREMENTS

Bulk Controls

Density. N/A

Floor Area Ratio. Floor Area Ratio is not restricted in the CB zoning district.

Height. The Project's height of 24 feet from finished floor elevation is well below the maximum height of 120 feet permitted within the CB zoning district.

Yards. The Project's yards and setbacks are compatible with adjacent development and comply with the standards of the CB Zoning District, but for minor deviations of setbacks. The Applicant is requesting variances through the Board of Adjustment for these setbacks.

Massing Guidelines

Overall Height. The effective design of the Project creates a structure which is not a single continuous volume of height. The undulations of the building and varying levels of architectural dimensions and features break up the mass of the facades. The overall height varies both on the roof and by incorporating recessions and projections along the facade.

Vertical Plane Moderation. The Project is only one story, but incorporates horizontal moderation in vertical surface plane around the structure. The design of the Project incorporates various features that break the repetitive moderations such as colors, materials, including glass and metal, as well as a prominent corner entrance and plaza on A1A that add to the structure's architectural design and integrity.

Facade Treatment. The exterior facade vertical plane enhances the pedestrian environment by incorporating the following architectural features into its design: recessed and interior drive to bring vehicular traffic off of street, so it will not conflict with pedestrian traffic; ornamentation; wave-like architectural features; changes in material, color and sculpting of the architectural surface, and fenestration, all which add special interest and compatibility to public sector site elements.

Street Level

Active Use. The first floor of the Publix is designed to emphasize pedestrian scale activity along the streets that surround the Project - A1A, NE 30th Street and NE 33rd Avenue. The structured parking garage is

internal and does not front on A1A. The first floor frontage along A1A creates a corner entrance and an active pedestrian experience with no interference with vehicular traffic. The main entrance with its corner plaza, is at A1A and NE 30th Street, which activates the east and north elevations. Wide, shaded sidewalks, decorative paving, beautiful landscape all enhance the Property and further activate this use. All furnishings and other elements associated with the active street level uses are designed and will be maintained to enhance the visual and functional quality of the streetscape and will be compatible with public sector site elements. Pavers, lighting and landscaping have been incorporated into Publix's streetscape design to enhance and to be compatible with the public sector site elements.

Fenestration. The Project complements and encourages pedestrian scale along A1A and NE 30th Street by providing appealing architectural features such as lightly tinted glass, columns and lush tropical landscaping. Windows, doors and other architectural features are used along the structure's east and north first floor facades. Reflective surfaces on windows and doors are not utilized, street level windows and doors receive special detailing to add variety to the streetscape.

Arcade. The Project includes a number of fixed canopies along A1A and NE 30th Street.

Trash/Loading Facilities. All building facilities such as trash management and loading/receiving service areas are interior within the building and screened so as not to be visible from the street.

Other Guidelines

Energy Conservation. The light colors and materials used are designed to be energy conscious. The design will utilize high efficiency air conditioning units and high efficiency lighting fixtures.

Building Separation. N/A. There is only one building on the Property.

Rooftop Design. The rooftop is designed with features which incorporate both structural function and architectural design. The roof is finished with surface materials that do not affect the quality of views from surrounding buildings. Green trellises are proposed on the roof to screen parking. All rooftop mechanical equipment is beautifully designed as an integral part of the Project's volume and architecture. The mechanical structure cantilevers over a portion of the parking to allow air and light to flow through the structure.

Vehicular Circulation

Ingress/Egress. The main access drive for the Property is along NE 30th Street. There is a secondary ingress/egress along NE 33rd Avenue to provide easy access for the neighbors to the west and south of the Property. There is no vehicular access from A1A.

Arrival / Drop-off Areas. The vehicular arrival and drop-off areas are within the parking garage along NE 30th Street. The access points into the garage have been reduced to minimize any interference with pedestrians. The Project is located close to transit stops and will provide bicycle racks to encourage alternative transportation.

Pedestrian Circulation

Urban Open Spaces / Plazas. The Project is surrounded by three streets and the site plan provides wide, beautifully landscaped sidewalks with minimal vehicular intrusion to allow safe pedestrian circulation. The main entrance to the Publix at A1A and NE 30th Street will contain an expansive corner plaza to encourage pedestrian activity.

Parking. The parking provided is consistent with the proposed use as a grocery store and satisfies Section 47-20 of the Unified Land Development Regulations. Publix will provide 118 parking spaces where the ULDR requires 118 for the use. There are two parking levels, the first level, which is at grade and covered and the second level is roof top parking with partial coverage at the elevators, which is screened by architectural features and green trellises. The garage incorporates architectural details which when combined with the first floor uses makes the presence of the garage discreet.

Perimeter Treatments

Screening. All trash handling, loading and equipment storage facilities are located within the footprint of the building and screened so as not to be visible from adjoining public corridors. Mechanical equipment will be appropriately screened to moderate views from surrounding buildings.

Paving. The sidewalks and areas surrounding the Project will be paved to complement the overall fabric of the Project and streetscape and will not dominate the visual experience.

Landscape. The Project's planting will be consistent with the proposed use and will comply with the requirements of Section 47-21 of the ULDR. The percentage of landscaped area and open space meets the requirements of the ULDR. Plant material has been selected to fit within a contemporary urban context, acknowledging the limitations of the beach environment, creating a lush tropical environment in keeping with the visual quality of the Beach. Plant massing will be rich in material with special attention given to the ground plane treatment. Color will be used in bold massive statements where appropriate.

Site Furnishings. The Project's site furnishings will be compatible with the proposed use, adjacent development and as required by applicable codes. Site furnishings will be designed and located in an organized manner, not haphazardly distributed. Site furnishing design, materials and maintenance will be compatible with public sector site elements.

Signage. All proposed signage will be consistent with the proposed use and as required under Section 47-12 of the ULDR.

Lighting. All proposed lighting will satisfy the lighting requirements of the ULDR. The lighting will create a safe pedestrian environment with no spillage over property lines. All exterior spaces will be sufficiently lit to allow police and citizen surveillance, enhance personal security and discourage undesirable activities. Exterior lighting will be controlled by automatic timers or photocells to insure regular activation.

Utilities. The Project's utilities will be underground at the point that they enter the site. All required above grade utility elements will be adequately shielded from view.

Site Plan Objectives. The following site plan objectives have been incorporated into the development proposal.

Usable outdoor spaces. The Project provides usable outdoor spaces including corner plazas and wide, expansive sidewalks to encourage pedestrian activity and gathering spaces.

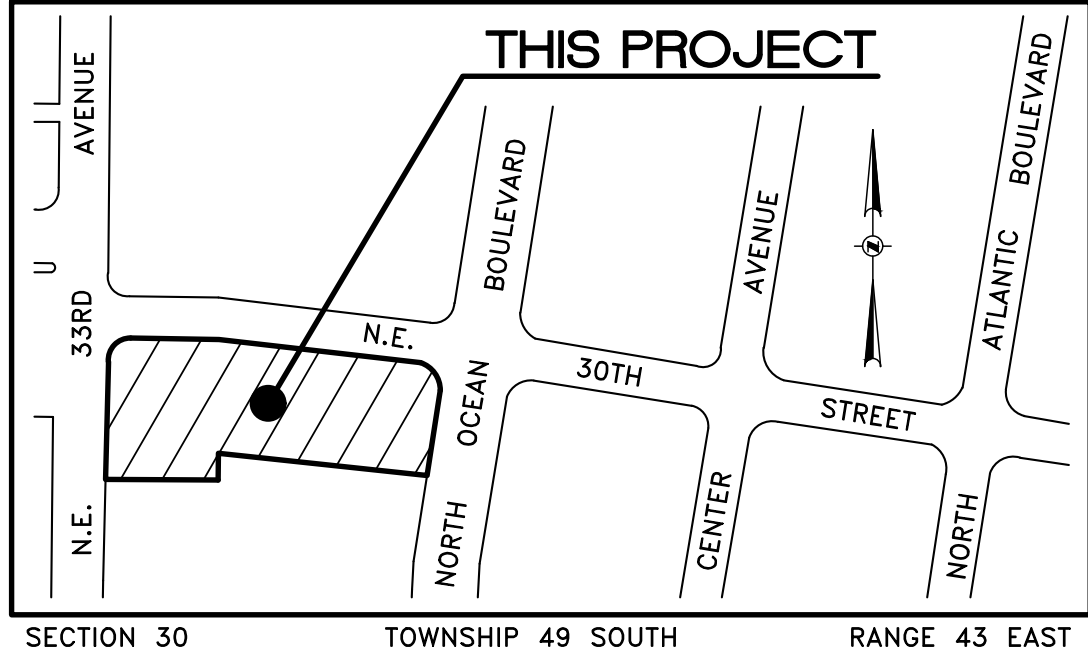
Pedestrian accessible spaces. The Project provides direct access to adjoining public sidewalks in order to provide safe and accessible paths and to stimulate pedestrian activity.

Defensible Space. Security for Publix's patrons and guests is of utmost importance. Therefore, the design of the Project incorporates CPTED principals to provide adequate visibility and a safe environment. The lighting and landscaping are planned in a manner so as not to obstruct or otherwise inhibit law enforcement's visibility of the property for crime prevention purposes. The security features of the Project were discussed with and approved by the Fort Lauderdale Police Department during DRC approval.

- O. **Trash Management Requirements:** A trash management plan was reviewed and approved by the Solid Waste department during DRC review.
- P. **Historic and Archaeological Resources:** A Phase I Archaeological and Historical assessment (attached with DRC responses) was conducted on the Property and there was no evidence of any historic or archaeologic materials or anything with archaeological or historical significance.
- Q. **Hurricane Evacuation:** According to the Broward County Emergency Management Department, the proposed Publix project, which is commercial/retail (no residential or hotel units), does not fall under the shelter capacity impact or hurricane evacuation clearance times review. See attached email from Broward County Emergency Management.

ACTIVE:11357671.3

SITE PLAN DRAWINGS
FOR
FT. LAUDERDALE BEACH PUBLIX
2985 NORTH OCEAN BOULEVARD
FT. LAUDERDALE BEACH, FLORIDA



LOCATION MAP
N.T.S.

UTILITY COMPANIES

AT&T
MR. TIM RICHARDS
8601 W. SUNRISE BLVD.
PLANTATION, FLORIDA 33322
PHONE: (954) 476-2843

BROWARD COUNTY TRAFFIC DIVISION
MR. JUAN C. NIETO
2300 W. COMMERCIAL BLVD.
FT. LAUDERDALE, FLORIDA 33309
PHONE: (954) 847-2745

CITY OF FORT LAUDERDALE
SEWER AND WATER DIVISION
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100 N. ANDREWS AVENUE
FT. LAUDERDALE, FLORIDA 33301

FLORIDA POWER & LIGHT COMPANY
MS. KARINA RAMERAZ
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JUNO BEACH, FLORIDA 33408
PHONE: (954) 717-2081

TECO PEOPLES GAS
MS. JOAN DOMNING
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TAMPA, FLORIDA 33619
PHONE : (813) 275-3783

INDEX OF DRAWINGS

SHT. NO.	TITLE
COVER	COVER
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D-2	DETAILS
D-3	DETAILS
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A-2.2	ROOF PLAN
LS-1	LIFE SAFETY PLAN
F-1	COLORED ELEVATIONS
F-2	COLORED ELEVATIONS
G-1	RENDERINGS
G-2	RENDERINGS
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G-4	RENDERINGS
PHOTOS	COLOR PHOTOGRAPHS
LA-1.0	TREE DISPOSITION PLAN
LA-1.1	SITE STOCK SCHEDULE, NOTES AND DETAILS
LA-2.0	LANDSCAPE PLAN
LA-2.1	LANDSCAPE REQUIREMENTS, SCHEDULE AND NOTES
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LA-2.3	LANDSCAPE SPECIFICATIONS AND DETAILS
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EP2.0	PHOTOMETRIC DETAILS
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PGD-1	PAVING-GRADING-DRAINAGE PLAN
PGD-2	SITE DETAILS
PGD-3	DRAINAGE DETAILS
WS-1	WATER AND SEWER PLAN
TP-1	TRUCK PATH PLAN
TP-2	TRUCK PATH PLAN
SWPPP-1	STORMWATER POLLUTION PREVENTION NOTES
SWPPP-2	STORMWATER POLLUTION PREVENTION PLAN

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FAX: (305) 279-4553

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SURVEYOR: McLAUGHLIN ENGINEERING CO.
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FAX: (954) 763-7615

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PHONE: (813) 938-5803
FAX: (813) 909-3835

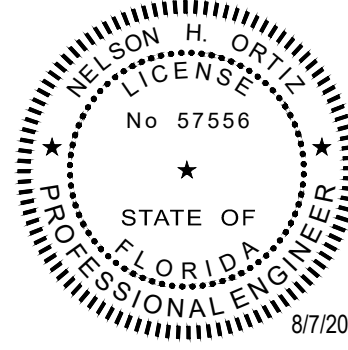


9400 South Dadeland Boulevard
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www.graef-usa.com

CERTIFICATE OF AUTHORIZATION NO. 4270

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FOR THE FIRM : NELSON H. ORTIZ
PE-57556 (CIVIL)

PROJECT TITLE:

FT. LAUDERDALE BEACH PUBLIX

2985 NORTH OCEAN BOULEVARD
FT. LAUDERDALE BEACH, FLORIDA 33308



ISSUE:

NO. DATE REVISIONS BY
05/18/20 ADDRESS COMMENTS

PROJECT INFORMATION:

PROJECT NUMBER: 20197040

DATE: 07-10-19

DRAWN BY: P.F.

CHECKED BY: N.H.O.

APPROVED BY: N.H.O.

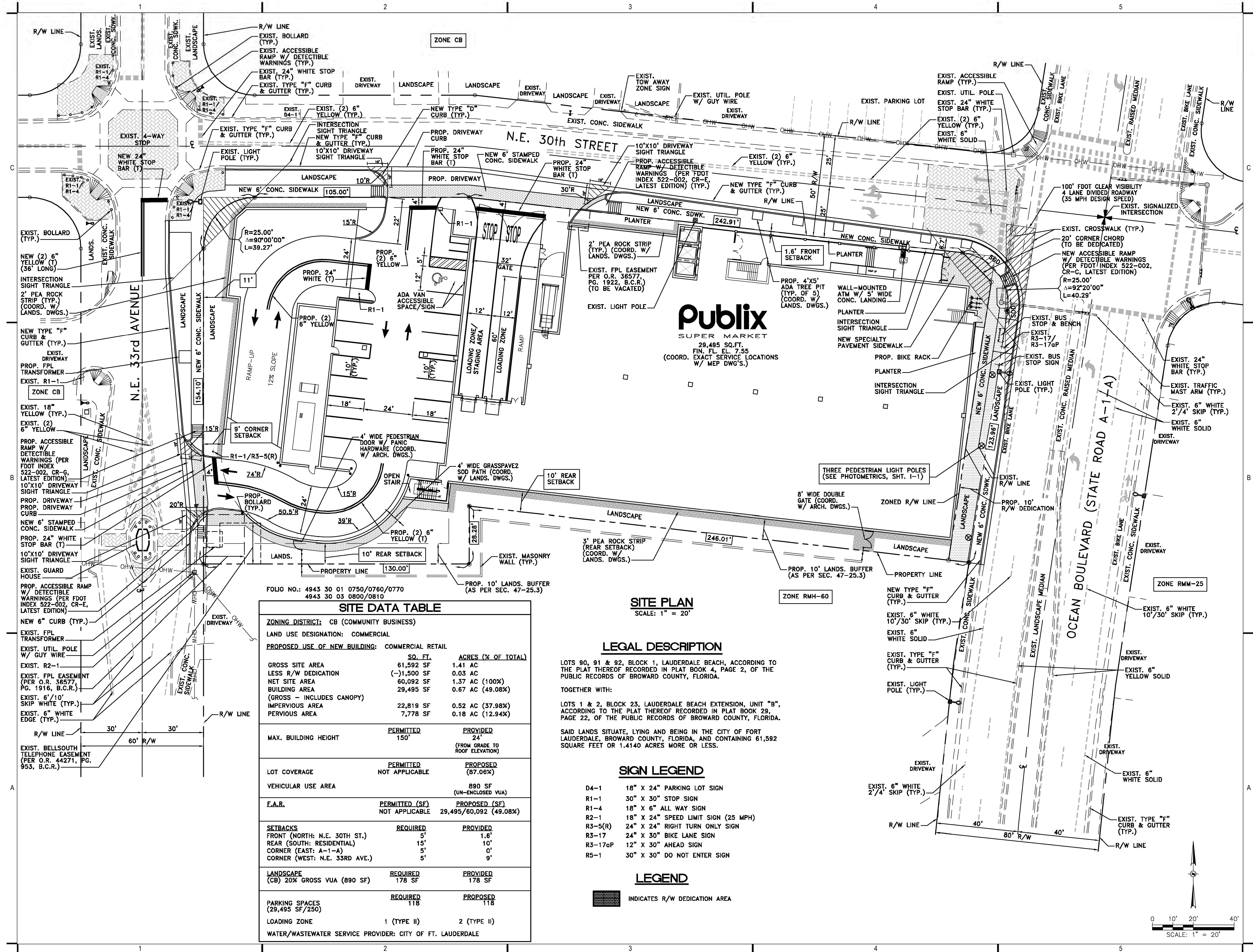
SCALE: AS SHOWN

SHEET TITLE:

COVER SHEET, LOCATION MAP
AND NOTES

SHEET NUMBER:

COVER



FOLIO NO.: 4943 30 01 0750/0760/0770 4943 30 03 0800/0810			
SITE DATA TABLE			
ZONING DISTRICT: CB (COMMUNITY BUSINESS)			
LAND USE DESIGNATION: COMMERCIAL			
PROPOSED USE OF NEW BUILDING: COMMERCIAL RETAIL			
	SQ. FT.	ACRES (% OF TOTAL)	
GROSS SITE AREA	61,592 SF	1.41	AC
LESS R/W DEDICATION	(-)1,500 SF	0.03	AC
NET SITE AREA	60,092 SF	1.37	AC (100%)
BUILDING AREA	29,495 SF	0.67	AC (49.08%)
(GROSS - INCLUDES CANOPY)			
IMPERVIOUS AREA	22,819 SF	0.52	AC (37.98%)
PERVIOUS AREA	7,778 SF	0.18	AC (12.94%)
MAX. BUILDING HEIGHT		PERMITTED 150'	PROVIDED 24' (FROM GRADE TO ROOF ELEVATION)
LOT COVERAGE		PERMITTED NOT APPLICABLE	PROPOSED (87.06%)
VEHICULAR USE AREA			890 SF (UN-ENCLOSED VUA)
F.A.R.		PERMITTED (SF) NOT APPLICABLE	PROPOSED (SF) 29,495/60,092 (49.08%)
SETBACKS		REQUIRED	PROVIDED
FRONT (NORTH: N.E. 30TH ST.)		5'	1.8'
REAR (SOUTH: RESIDENTIAL)		15'	10'
CORNER (EAST: A-1/A)		5'	0'
CORNER (WEST: N.E. 33RD AVE.)		5'	9'
LANDSCAPE (CB) 20% GROSS VUA (890 SF)		REQUIRED 178 SF	PROVIDED 178 SF
PARKING SPACES (29,495 SF/250)		REQUIRED 118	PROPOSED 118
LOADING ZONE		1 (TYPE II)	2 (TYPE II)
WATER/WASTEWATER SERVICE PROVIDER: CITY OF FT. LAUDERDALE			

SITE PLAN
SCALE: 1" = 20'

LEGAL DESCRIPTION

LOTS 90, 91 & 92, BLOCK 1, LAUDERDALE BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 & 2, BLOCK 23, LAUDERDALE BEACH EXTENSION, UNIT "B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 61,592 SQUARE FEET OR 1.4140 ACRES MORE OR LESS.

SIGN LEGEND

- | | |
|---------|-------------------------------------|
| D4-1 | 18" X 24" PARKING LOT SIGN |
| R1-1 | 30" X 30" STOP SIGN |
| R1-4 | 18" X 6" ALL WAY SIGN |
| R2-1 | 18" X 24" SPEED LIMIT SIGN (25 MPH) |
| R3-5(R) | 24" X 24" RIGHT TURN ONLY SIGN |
| R3-17 | 24" X 30" BIKE LANE SIGN |
| R3-17aP | 12" X 30" AHEAD SIGN |
| R5-1 | 30" X 30" DO NOT ENTER SIGN |

LEGEND

INDICATES R/W DEDICATION AREA

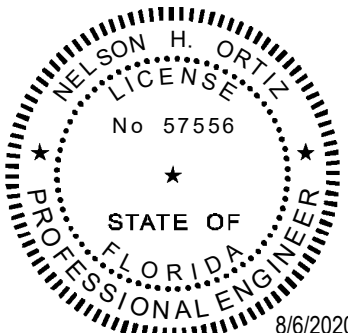


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FOR THE FIRM: NELSON H. ORTIZ
PE-57556 (CIVIL)

PROJECT TITLE:

FT. LAUDERDALE BEACH PUBLIX
2985 NORTH OCEAN BOULEVARD
FT. LAUDERDALE BEACH, FLORIDA 33308

MR. RANDY J. HOLIHAN
BRANDON STRUCTURES

200 Pasadena Place
Orlando, Florida 32803
(407) 835-9000 Fax (407) 835-9955

ISSUE:

NO.	DATE	REVISIONS	BY
	03/06/20	ADDRESS COMMENTS	
	05/18/20	ADDRESS COMMENTS	

PROJECT INFORMATION:

PROJECT NUMBER: 20197040
DATE: 07-10-19
DRAWN BY: P.F.
CHECKED BY: N.H.O.
APPROVED BY: N.H.O.
SCALE: AS SHOWN

SHEET TITLE:

SITE PLAN AND NOTES

SHEET NUMBER:

SP-1



WOOD-LOOK CEILING UNDER CANOPY
PERFECTION ARCHITECTURAL SYSTEMS

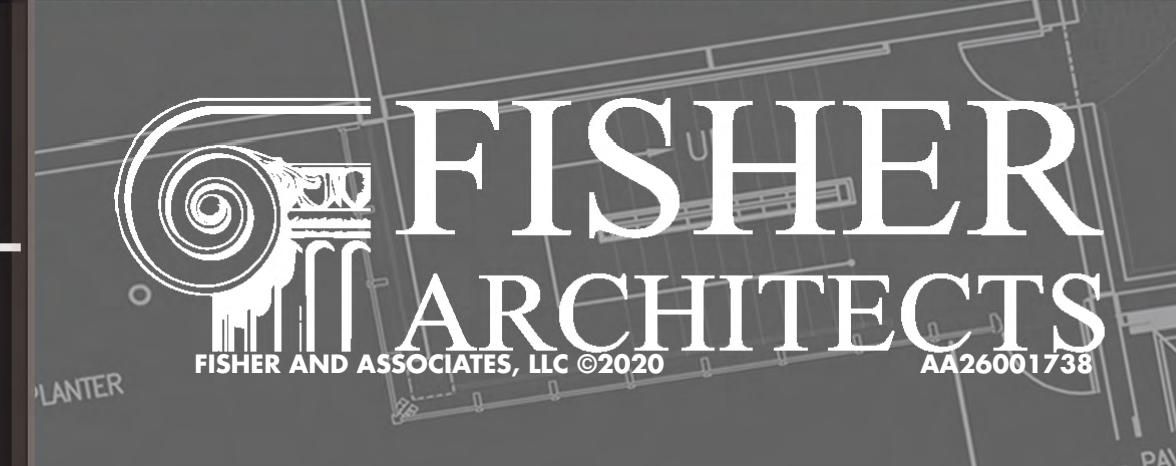


CANOPY AWNING WITH TIE BACKS

D-2

FT. LAUDERDALE BEACH PUBLIX
DESIGN DEVELOPMENT

FT. LAUDERDALE BEACH, FL
08.06.2020





CANOPY AWNING WITH TIE-BACKS



LARGE ARCHITECTURAL REVEALS IN STUCCO



GLASS LOBBY WITH OVERHANG CANOPIES

D-3

FT. LAUDERDALE BEACH PUBLIX
DESIGN DEVELOPMENT

FT. LAUDERDALE BEACH, FL

08.06.2020





LARGE ARCHITECTURAL REVEALS IN STUCCO

GLASS LOBBY WITH OVERHANG CANOPIES

D-5

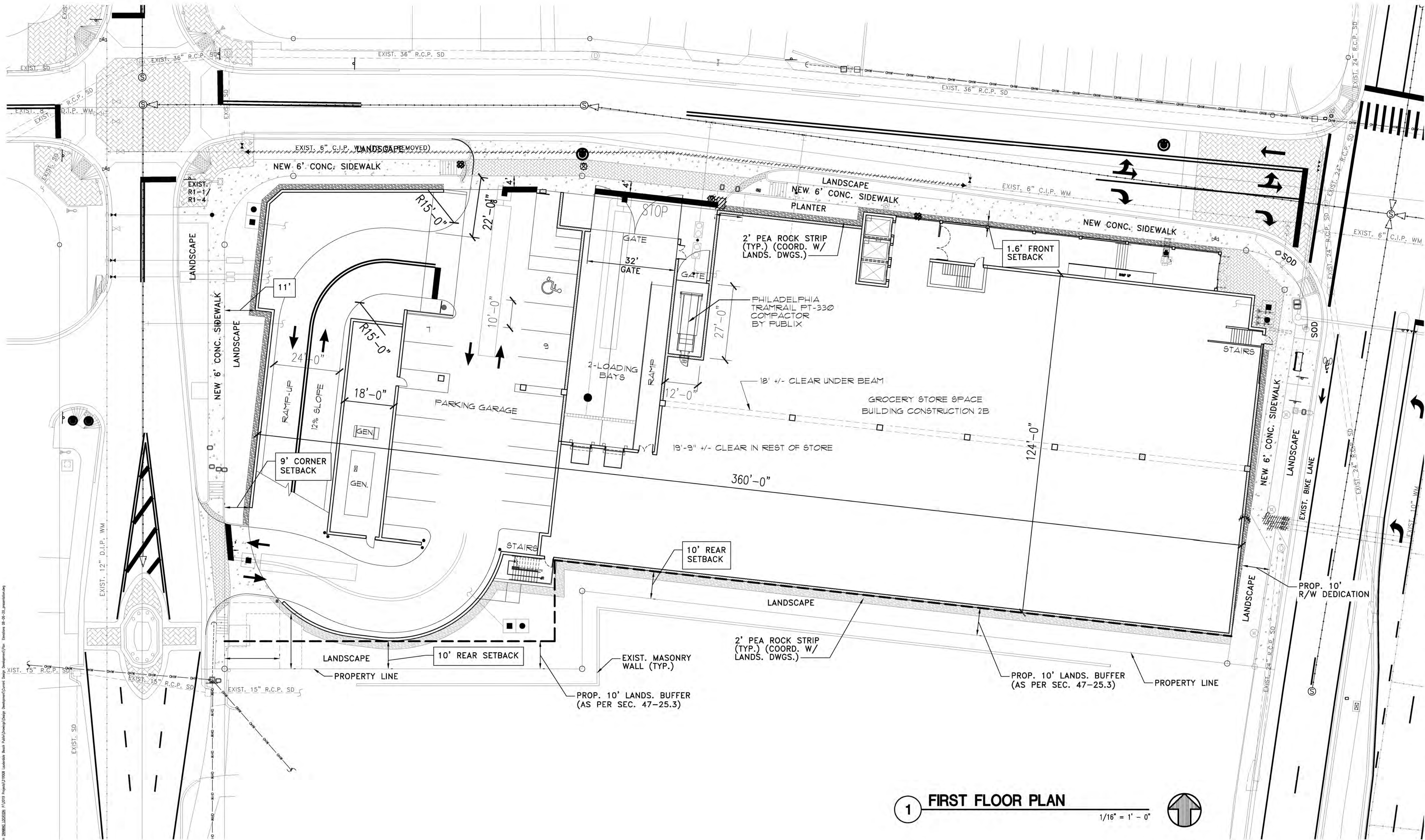
FT. LAUDERDALE BEACH PUBLIX
DESIGN DEVELOPMENT

FT. LAUDERDALE BEACH, FL

07.20.2020

 **FISHER**
ARCHITECTS
FISHER AND ASSOCIATES, LLC ©2020 AA26001738

DATE: 5/1/2020 1:04 PM BY: J. Lee (208066) 2250252 P:\2019 Projects\219008 Lauderdale Beach\Public\Design\Current\Design\Drawings\04-20-2020\first floor.dwg



1

FIRST FLOOR PLAN

1/16" = 1' - 0"



This item has been electronically signed and sealed by William Joe Fisher, Jr., using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FISHER AND ASSOCIATES, LLC.

ARCHITECTS
PLANNERS
INTERIOR DESIGNERS

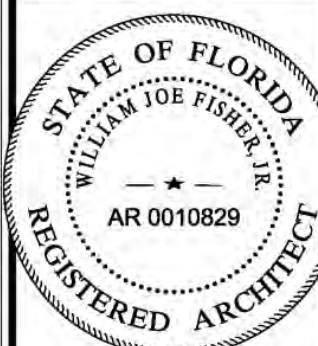
236 BELLEAIR RD. CLEARWATER, FL 33764 (727) 443-4438

FIRST FLOOR PLAN
LAUDERDALE BEACH PUBLIX
STATE ROAD A-1A &
N.E. 30TH STREET
LAUDERDALE BEACH, FLORIDA

RELEASED FOR:
BID
PERMIT
CONSTR.

REVISIONS:

04-01-20 City Cmnt

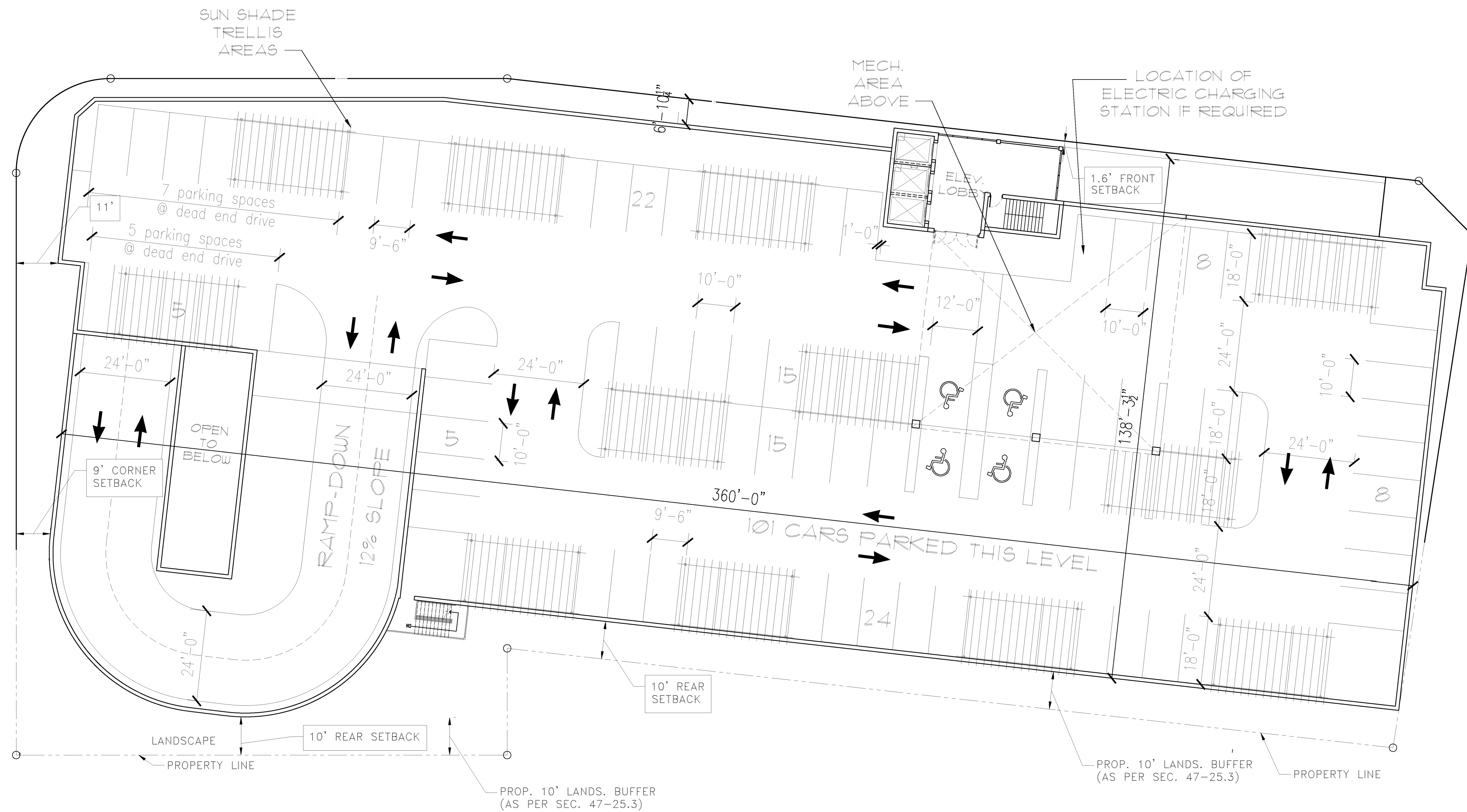


WILLIAM JOE FISHER, JR.
ARCHITECT 0010829

A21

Issue Date: 11-06-19
Project No.: 219008

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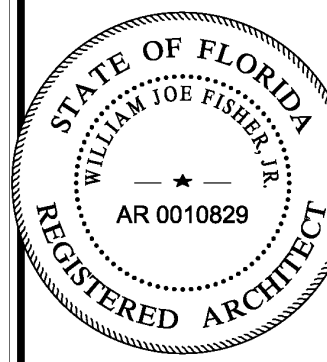


1 ROOF PLAN $1/16" = 1' - 0"$

This item has been electronically signed and sealed by William Joe Fisher, Jr., using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2020

Issue Date: 11-06-19
Project No.: 219008

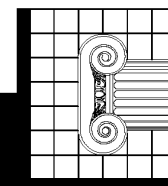


RELEASED FOR:	
BID	
PERMIT	
CONSTR.	

REVISIONS:		
	04-01-20	City Cmn

ROOF PLAN

LAUDERDALE BEACH PUBLIX
STATE ROAD A-1-A &
N.E. 30TH STREET
LAUDERDALE BEACH, FLORIDA

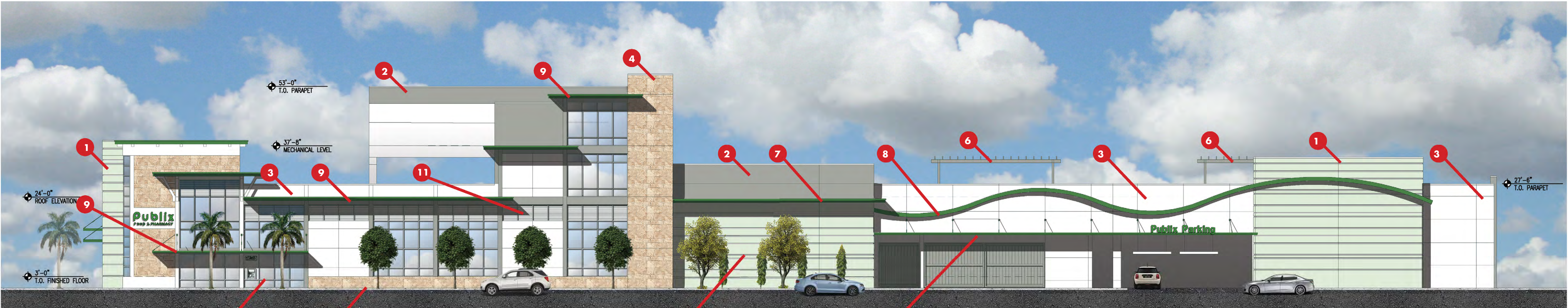
EISHER AND ASSOCIATES | I C

ARCHITECTS
PLANNERS
INTERIOR DESIGNERS
AA26007388

AA26001/38
2315 BELLEAIR RD. CLEARWATER, FL 33764 (727) 443-4436

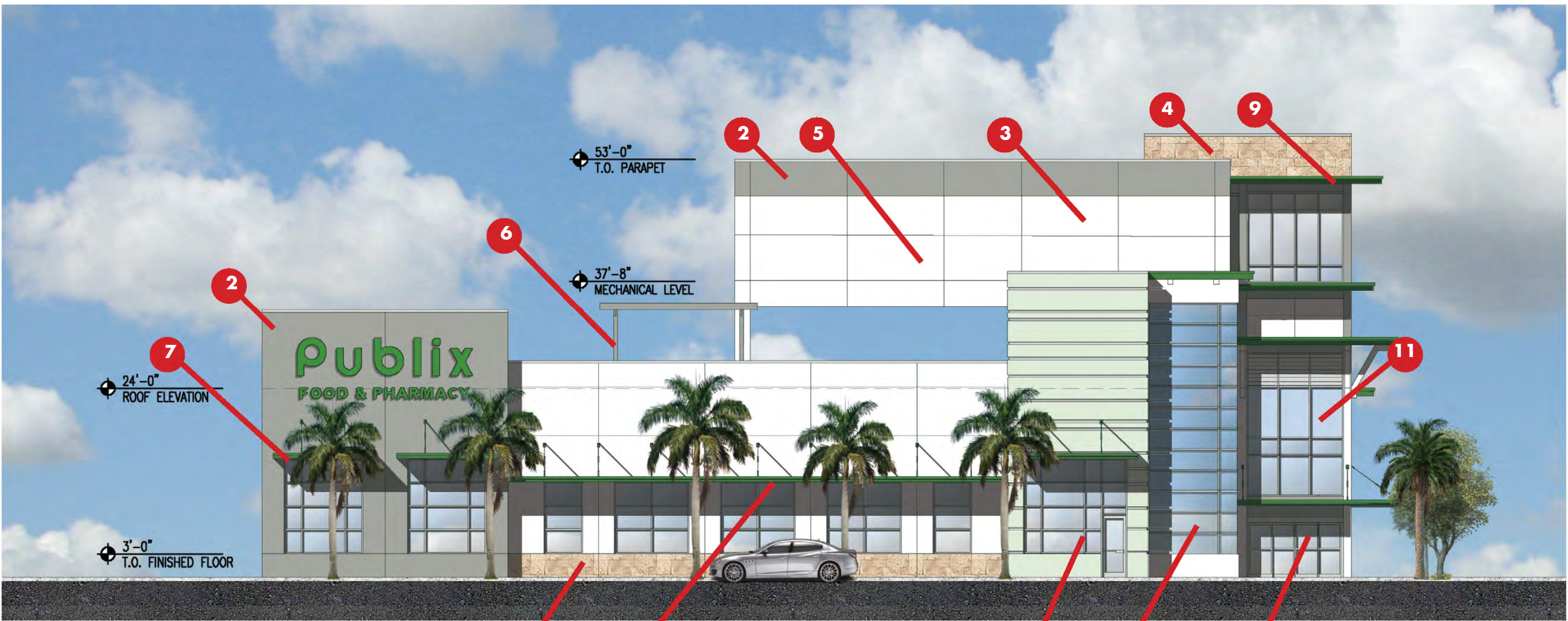
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TO THE BEST OF MY KNOWLEDGE, THE SPECIFICATIONS AND PLANS SHOWN HEREIN COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES, IN EFFECT AT THIS TIME.



N.E. 30TH STREET ELEVATION

	PAINT SW 6735 MINTED		PAINT SW 7059 UNUSUAL GRAY		STONE VENEER CORONADO COASTAL REEF - PEARL
	PAINT SW 7004 SNOWBOUND		PAINT SW 6924 DIRECT GREEN		METAL PAC CLAD FOREST GREEN



STATE ROAD A-1-A ELEVATION

- 1 Painted Stucco Sherwin Williams SW6735 Minted
- 2 Painted Stucco Sherwin Williams SW7059 Unusual Gray
- 3 Painted Stucco Sherwin Williams SW7004 Snowbound
- 4 Stone Veneer Coronado, Coastal Reef, Pearl
- 5 Prefinished Aluminum Louvers to match SW7059 Unusual Gray
- 6 Prefinished Aluminum Trellis to match SW7059 Unusual Gray
- 7 Prefinished Aluminum Canopies to match SW6924 Direct Green
- 8 Prefinished Aluminum Wave to match SW6924 Direct Green
- 9 Steel Canopies Pac Clad Forest Green
- 10 Storefront Clear Anodized Aluminum
- 11 Storefront Louvers to match SW 7004 Snowbound

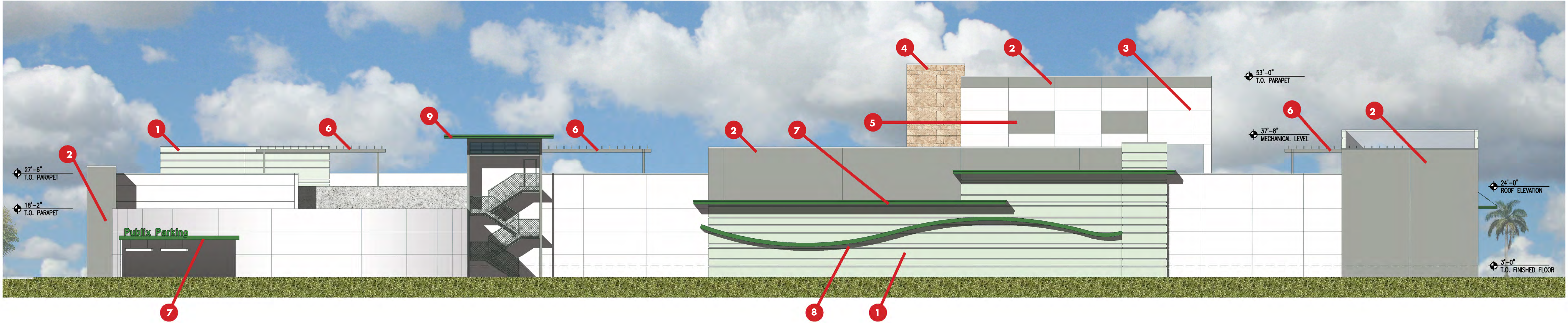
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FT. LAUDERDALE BEACH PUBLIX
DESIGN DEVELOPMENT

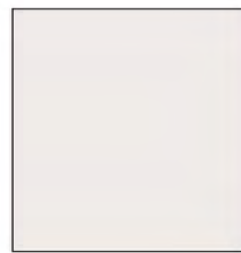
FT. LAUDERDALE BEACH, FL

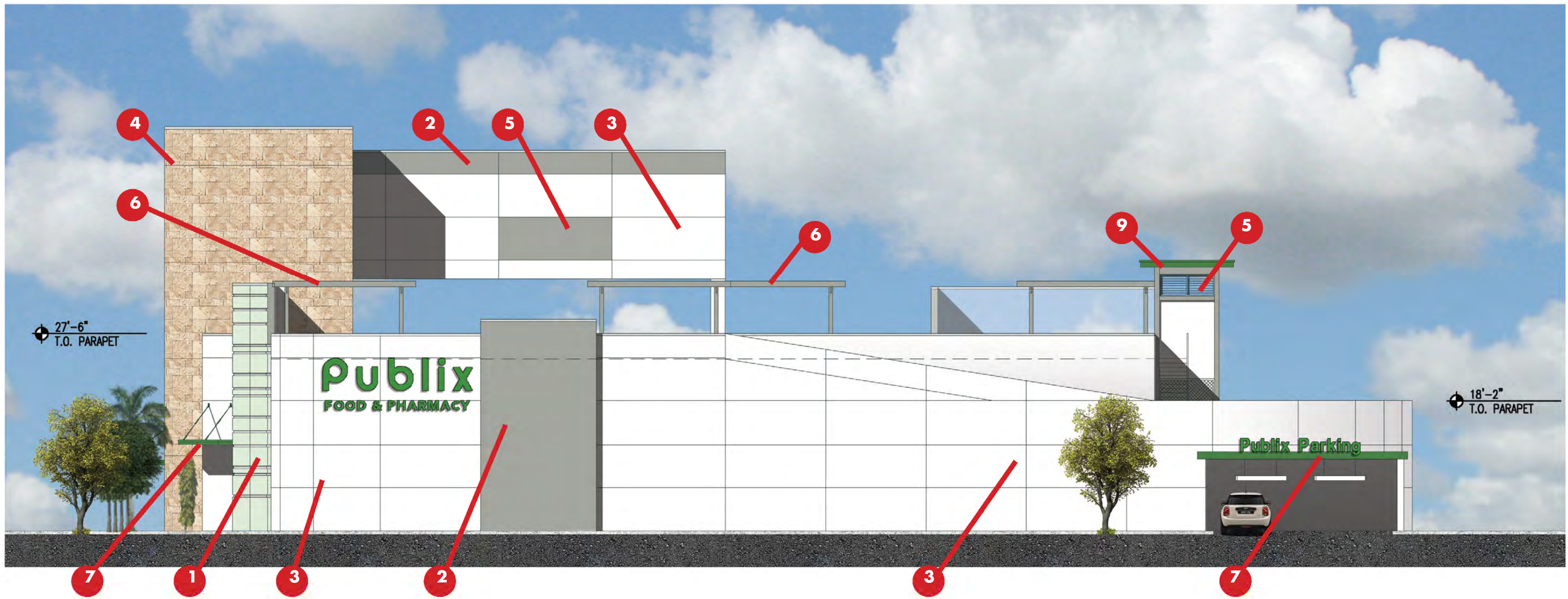
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SOUTH ELEVATION

	PAINT SW 6735 MINTED		PAINT SW 7059 UNUSUAL GRAY		STONE VENEER CORONADO COASTAL REEF - PEARL
	PAINT SW 7004 SNOWBOUND		PAINT SW 6924 DIRECT GREEN		METAL PAC CLAD FOREST GREEN



33RD AVENUE ELEVATION

- 1 Painted Stucco Sherwin Williams SW6735 Minted
- 2 Painted Stucco Sherwin Williams SW7059 Unusual Gray
- 3 Painted Stucco Sherwin Williams SW7004 Snowbound
- 4 Stone Veneer Coronado, Coastal Reef, Pearl
- 5 Prefinished Aluminum Louvers to match SW7059 Unusual Gray
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F-2

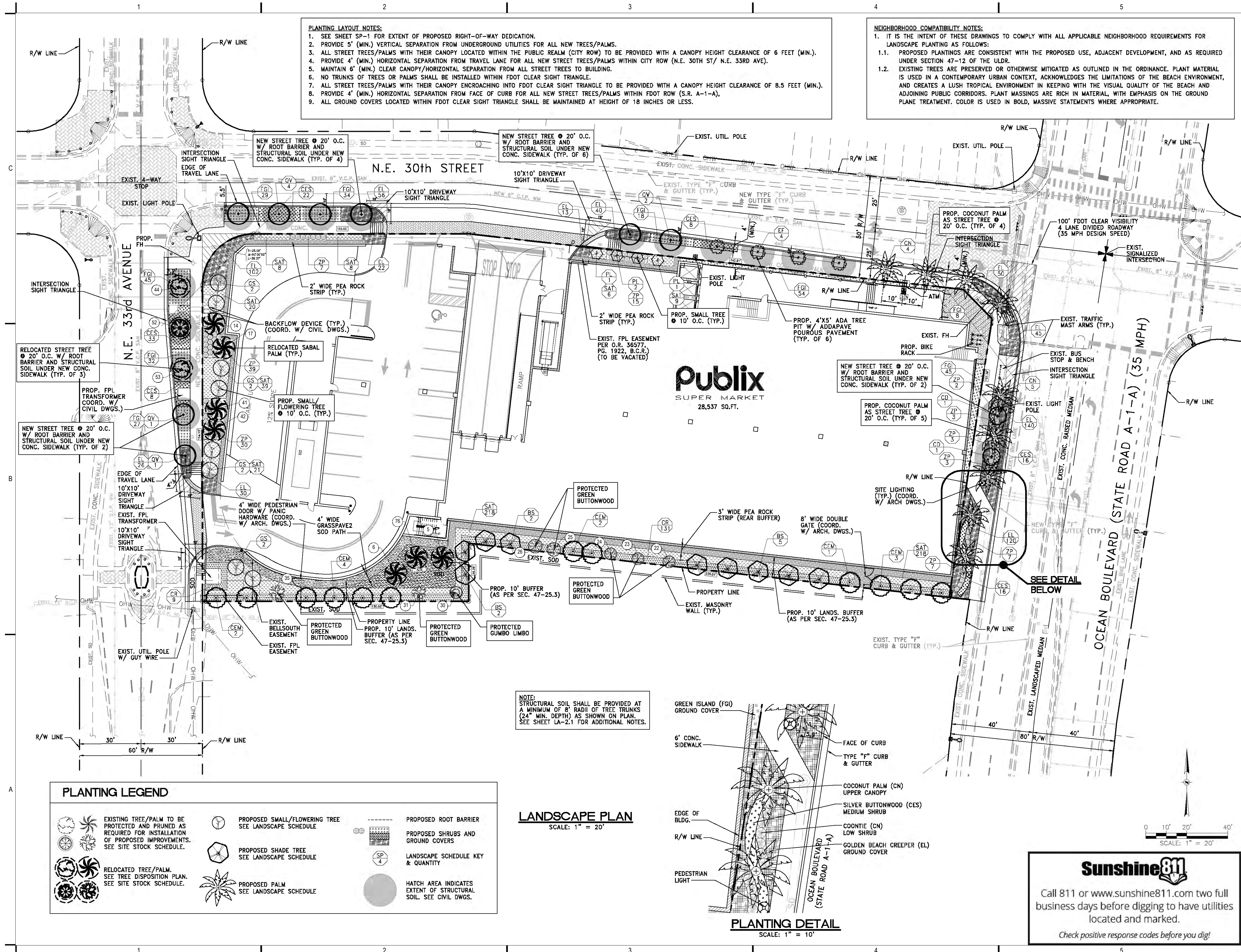
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DESIGN DEVELOPMENT

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08.06.2020





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NO.	DATE	REVISIONS	BY
	03/06/20	ADDRESS COMMENTS	
	05/18/20	ADDRESS COMMENTS	

PROJECT INFORMATION:

PROJECT NUMBER: 20197040
DATE: 07-10-19
DRAWN BY: P.F.
CHECKED BY: N.H.O.
APPROVED BY: P.F.
SCALE: AS SHOWN

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LA-2.0

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LANDSCAPE REQUIREMENTS (AS PER SECTION 47-21)			
CATEGORY	DESCRIPTION	REQUIRED	PROVIDED
ZONING DISTRICT	CB (COMMUNITY BUSINESS) AND	LANDSCAPE REQUIREMENTS: 1, 2, 7, 8, 10, 16	
SITE AREA	GROSS LOT AREA LESS ROW DEDICATION	GROSS LOT AREA (61,592 SF) – ROW DEDICATION (1,500 SF)	60,092 SF (NET SITE AREA)
NET LOT AREA	THE TOTAL SQUARE FOOTAGE OF A PARCEL OF LAND AFTER SUBTRACTING THE SQUARE FOOTAGE AREA OF ANY VEHICULAR USE AREA INCLUDING THE VUA REQUIRED LANDSCAPING, BUILDING FOOTPRINT, WALLS, WALKS AND SWIMMING POOLS OR ANY OTHER IMPERVIOUS AREA		60,092 SF (NET SITE AREA) 52,314 SF (IMPERVIOUS) = 340 SE (VUA LANDSCAPE) = 7,438 SF (NET LOT AREA)
VEHICULAR USE AREA (VUA)	AS PER DRC REVIEW COMMENTS (PLN-SITE--19110004): VEHICLE USE AREA CALCULATION IS PAYING AT GROWN LEVEL EXPOSED TO THE SKY, PAYING THAT IS ELEVATED ABOVE GROUND IS NOT CALCULATED.	LANDSCAPING SHALL BE PROVIDED IN A SQUARE FOOTAGE AREA EQUAL TO A MINIMUM OF TWENTY PERCENT (20%) OF THE GROSS VUA. THIS SQUARE FOOTAGE SHALL ABUT AND EXTEND NO FURTHER THAN TEN (10) FEET AWAY FROM A VUA. THE LANDSCAPE AREA REQUIRED FROM A VUA SHALL CONSIST OF PERIMETER, PENINSULAR AND INTERIOR LANDSCAPE.	GROSS VUA AREA = 932 SF VUA LANDS. = 187 SF / 340 SF (20% GROSS VUA) REQUIRED / PROVIDED
VEHICULAR USE PLANTING	THE LANDSCAPE AREA DIRECTLY ABUTTING THE PERIMETER OF A VUA AND WITHIN TWENTY-EIGHT (28) FEET OF THE PROPERTY LINE.	ONE (1) TREE AND SIX (6) SHRUBS SHALL BE REQUIRED FOR EVERY ONE THOUSAND (1,000) SQUARE FEET, OR FRACTION THEREOF, OF VUA.	GROSS VUA AREA = 932 SF REQUIRED / PROVIDED TREES = 1 / 6 SHRUBS = 6 / 6
TOTAL PARKING SPACES			118
PERIMETER LANDSCAPE AREA	THAT LANDSCAPE AREA LOCATED WITHIN A VEHICULAR USE AREA FURTHER THAN TWENTY-EIGHT (28) FEET FROM THE PERIMETER AND NOT ATTACHED TO THE PERIMETER LANDSCAPE AREA.	ALONG THE PERIMETER OF A PARCEL OF LAND WHICH ABUTS A STREET, EXCLUSIVE OF VEHICULAR ACCESS POINTS, A PERIMETER LANDSCAPE AREA SHALL BE PROVIDED. THE DEPTH OF THE PERIMETER LANDSCAPE AREA SHALL BE A MINIMUM OF FIVE (5) FEET, A MAXIMUM OF TWENTY-EIGHT (28) FEET, AND AN AVERAGE OF TEN (10) FEET. THE TEN (10) FEET OF PERIMETER LANDSCAPE AREA CLOSEST TO THE VUA MAY BE COUNTED AS PART OF THE TWENTY PERCENT (20%) MINIMUM VUA LANDSCAPE REQUIREMENT.	PERIMETER LANDSCAPE = 7,776 SF MIN. DEPTH = 0 FT MAX. DEPTH = 28 FT
INTERIOR LANDSCAPE AREA		AT LEAST THIRTY (30) SQUARE FEET OF INTERIOR LANDSCAPE AREA SHALL BE PROVIDED FOR EVERY INTERIOR PARKING AND LOADING SPACE AND SHALL NOT BE PART OF ANY PERIMETER LANDSCAPE AREA.	NOT APPLICABLE
PENINSULAR AND ISLAND LANDSCAPE AREAS			NOT APPLICABLE
LANDSCAPE REQUIREMENTS FOR CB ZONED DISTRICTS	LANDSCAPE REQUIREMENT: 1	THERE SHALL BE AT LEAST ONE (1) TREE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF NET LOT AREA OR PORTION THEREOF. THIS TREE PLANTING REQUIREMENT IS IN ADDITION TO THE VUA LANDSCAPING REQUIREMENTS. TWENTY (20) PERCENT OF THE TREES SHALL BE SHADE TREES.	NET LOT AREA = 5,022 SF REQUIRED / PROVIDED TREES = 11 / 9 (1) TREE X (6) (CD, SITE STOCK) SHADE TREES = 2 / 9 (20% TREES)
	LANDSCAPE REQUIREMENT: 2	WHEN THE PARCEL OF LAND INCLUDES OFFSTREET PARKING FOR OTHER THAN A ONE FAMILY DWELLINGS, VUA LANDSCAPING SHALL BE REQUIRED IN ACCORDANCE WITH THIS SECTION.	VUA LANDSCAPING IS PROVIDED
	LANDSCAPE REQUIREMENT: 7 AND 8	NOT APPLICABLE	
	LANDSCAPE REQUIREMENT: 10	AT LEAST FORTY PERCENT (40%) OF ALL REQUIRED TREES SHALL CONSIST OF NATIVE SPECIES. IN NONRESIDENTIAL ZONING DISTRICTS LYING EAST OF THE INTRACOASTAL WATERWAY, IF ANY PORTION OF A DEVELOPMENT SITE IS ACROSS A RIGHT-OF-WAY FROM A DEVELOPMENT SITE WITH RESIDENTIAL ZONING OR A RESIDENTIAL USE, SHADE TREES SHALL BE REQUIRED ALONG THE RIGHT-OF-WAY ABUTTING THE SIDE OF THE DEVELOPMENT SITE ACROSS FROM THE RESIDENTIAL ZONED OR USED SITE.	TOTAL TREES/PALMS ON-SITE = 48 NATIVE TREES/ = 11 / 48 PALMS SHADE TREES ALONG ROW ACROSS FROM RESIDENTIAL DEVELOPMENT ARE PROVIDED.
	LANDSCAPE REQUIREMENT: 16	STREET TREES. IN ORDER TO PROVIDE FOR ADEQUATE LANDSCAPING ALONG STREETS WITHIN THE CITY, STREET TREES SHALL BE REQUIRED ALONG THE LENGTH OF THE PROPERTY ABUTTING A STREET. REQUIRED STREET TREES SHALL BE PLANTED IN AN AREA LOCATED BETWEEN THE ROADWAY AND THE PROPERTY LINE, WHERE SUCH A PLANTING STRIP DOES NOT EXIST OR IS IMPRACTICAL TO PROVIDE, STREET TREES MAY BE LOCATED IN A PERIMETER PLANTING AREA WHERE THIS PERIMETER LANDSCAPING AREA ADJOINS THE STREET RIGHT-OF-WAY. 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. STREET TREES SHALL BE PROVIDED AT A RATIO OF ONE STREET TREE PER FORTY (40) FEET OF STREET FRONTAGE, OR GREATER FRACTION THEREOF, NOT SUBTRACTING INGRESS AND EGRESS DIMENSIONS. WHERE OVERHEAD UTILITIES EXIST, REQUIRED STREET TREES MAY BE SMALL TREES PROVIDED AT A RATIO OF ONE STREET TREE PER TWENTY (20) FEET OF STREET FRONTAGE.	STREET FRONTAGE = 698.67 LF REQUIRED / PROVIDED STREET TREES = 18 / 27 (698.67 LF/40) SHADE TREES = 9 / 18 (50% MIN.) PALMS AS STREET TREES = 9 9 LARGE PALMS (COCONUT)
ADDITIONAL LANDSCAPE REQUIREMENTS FOR SPECIAL USES AND DISTRICTS	PARKING GARAGES	A. STRUCTURES WHICH ENCLOSE PARKING SHALL PROVIDE A LANDSCAPE AREA BETWEEN THE STREET AND THAT PORTION OF STRUCTURE ENCLOSING THE PARKING UTILIZING TREES AND GROUND COVER. THE MINIMUM SQUARE FOOTAGE OF THE LANDSCAPE AREA TO BE PROVIDED SHALL BE DETERMINED BY MULTIPLYING BY FIVE (5) THE LINEAL STREET FRONTAGE OF THE PARCEL OF LAND UPON WHICH THE PARKING GARAGE IS LOCATED, AND ADDING FOUR HUNDRED (400) SQUARE FEET FOR EACH CORNER OF THE PARCELS ADJACENT TO A STREET.	GARAGE STREET FRONTAGE = 195 LF (EXCLUDES DRIVEWAYS) REQUIRED / PROVIDED LANDS. AREA = 1,375 SF / 1,858 SF (195 SF X 5 + 400 SF)
	BUFFERYARD	THE TREE REQUIREMENTS FOR THE BUFFERYARD ARE IN ADDITION TO TREES REQUIRED TO BE INSTALLED TO COMPLY WITH GENERAL TREE PLANTING REQUIREMENTS AND TREES REQUIRED FOR A VUA AND INCLUDE A MINIMUM OF ONE (1) TREE FOR EVERY THREE HUNDRED (300) SQUARE FEET OR FRACTION THEREOF OF BUFFERYARD AREA. TREES SHALL BE DICOT TYPES OBTAINING A FIFTEEN-FOOT MINIMUM HEIGHT AT MATURITY AS LISTED IN THE TABLE OF TREE EVALUATION AND MONOCOTS OBTAINING A TWELVE-FOOT MINIMUM HEIGHT AT MATURITY. THE SPECIES MIX SHALL BE AT LEAST TWO-THIRDS (2/3) DICOTS. LANDSCAPE STRIP REQUIREMENTS: A TEN (10) FOOT LANDSCAPE STRIP SHALL BE REQUIRED TO BE LOCATED ALONG ALL PROPERTY LINES WHICH ARE ADJACENT TO RESIDENTIAL PROPERTY. SUCH LANDSCAPE STRIP SHALL INCLUDE TREES, SHRUBS AND GROUND COVER. THE WIDTH OF THE LANDSCAPE AREA SHALL EXTEND TO THE PROPERTY LINE.	BUFFERYARD IS PROVIDED ALONG SOUTHERN SITE PERIMETER BUFFERYARD LANDS. AREA = 3,957 SF ADDITIONAL TREES REQUIRED = 14 ADDITIONAL TREES PROVIDED = 25* *LESS TREES COUNTED AS LANDSCAPE REQUIREMENT 1 (4 TREES) LANDSCAPE STRIP REQUIREMENTS: A TEN (10) FOOT LANDSCAPE STRIP SHALL BE REQUIRED TO BE LOCATED ALONG ALL PROPERTY LINES WHICH ARE ADJACENT TO RESIDENTIAL PROPERTY. SUCH LANDSCAPE STRIP SHALL INCLUDE TREES, SHRUBS AND GROUND COVER. THE WIDTH OF THE LANDSCAPE AREA SHALL EXTEND TO THE PROPERTY LINE.

LANDSCAPE SCHEDULE											
KEY	DESCRIPTION	CATEGORY	TREE CLASS	NATIVE	SALT TOLERANCE	WATER USE	DESIGNATION	QUANTITY	TOTAL DBH	NOTE	
BS	BURSERA SIMARUBA JUMBO LIMBO 18"HT/ 8"SPRD/ 4"DBH	LARGE SHADE TREE	A	YES	HIGH	LOW	REAR BUFFER	9 MATCH	36"	MAINTAIN 6' CLEAR CANOPY TO BLDG.	
CD	COCCOLOBA DIVERSIFOLIA PIGEON PLUM 18"HT/ 6"SPRD/ 4"DBH STANDARD 8.5' (MIN.) CLEAR CANOPY HEIGHT	MEDIUM SHADE TREE		YES	HIGH	LOW	STREET TREE (S.R. A1A)	2 MATCH	8"	MAINTAIN 6' CLEAR CANOPY TO BLDG.	
CE	CONOCARPUS ERECTUS GREEN BUTTWOOD 18"HT/ 6"SPRD/ 4"DBH	LARGE SHADE TREE	A	YES	HIGH	LOW	REAR BUFFER	12 MATCH	48"	MAINTAIN 6' CLEAR CANOPY TO BLDG.	
CES	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTWOOD 24"HT/ 24"SPRD/ 30"OC	SHRUB		YES	HIGH	LOW	ROW/PERIMETER	103		MAINTAIN BELOW 30" HT	
CN	COCOS NUCIFERA CV MALAYAN COCONUT PALM 18' CLEAR STRAIGHT TRUNK 8.5' (MIN.) CLEAR CANOPY HEIGHT	LARGE PALM		NO	HIGH	LOW	STREET TREE ROW DEDICATION	9 MATCH		MAINTAIN FOOT CLEAR SIGHT	
CR	CLUSIA ROSEA 'NANA' DWARF PITCH APPLE 30"HT/ 30"SPRD/ 7G/ 36"OC	SHRUB		YES	HIGH	LOW	PERIMETER	140		MAINTAIN 4'-5' HT	
EF	EUGENIA FOETIDA SPANISH STOPPER 16"HT/ 5"SPRD/ 3"CLPR STANDARD 6' (MIN.) CLEAR TRUNK	SMALL SHADE TREE		YES	HIGH	LOW	STREET TREE (N.E. 30TH ST.)	4 MATCH	12"	MAINTAIN 6' CLEAR CANOPY TO BLDG.	
EL	ERNODEA LITTORALIS GOLDEN BEACH CREEPER 12"HT/ 18"SPRD/ 3G/ 18"OC	GROUND COVER		YES	HIGH	LOW	VUA/PERIMETER ROW DEDICATION	655		MAINTAIN BELOW 18" HT	
FGI	FICUS MICROCARPA CV GREEN ISLAND GREEN ISLAND FICUS 18"HT/ 18"SPRD/ 24"OC	GROUND COVER		NO	HIGH	LOW	ROW/PERIMETER	292		MAINTAIN 24" HT	
GS	GUAIACUM SANCTUM LIGNUM VITAE 10"HT/ 4"SPRD/ 2"CLPR	SMALL SHADE TREE/ FLOWERING TREE	A	YES	HIGH	LOW	PERIMETER	6 MATCH	12"		
PL	POLYALTHIA LONGIFOLIA PENDULA MAST TREE 16"HT/ 5' SPRD 3"DBH SINGLE	SMALL SHADE TREE		NO	MED	LOW	VUA/PERIMETER	4 MATCH	12"		
QV	QUERCUS VIRGINIANA LIVE OAK 18"HT/ 8"SPRD/ 4"DBH 6' (MIN.) CLEAR TRUNK	LARGE SHADE TREE	A	YES	HIGH	LOW	STREET TREE	8 MATCH	32"	MAINTAIN 6' CLEAR CANOPY TO BLDG.	
SAT	SCHIEFFELERA ARBORICOLA CV TRINETTE VARIEGATED ARBORICOLA 24"HT/ 24"SPRD/ 30"OC	SHRUB		NO	HIGH	LOW	ROW/PERIMETER	329		MAINTAIN 30" HT	
SOD	STENOTAPHRUM SECUNDATUM PALMETTO SAINT AUGUSTINE GRASS SOD FLATS AND PLUGS	SOD		NO	MED	HIGH	ROW/PERIMETER	ON-SITE: 1,230 SF		REPLACE ALL SOD DAMAGED IN ROW	
ZP	ZAMIA PUMILA COONTIE 24"HT/ 24"SPRD/ 30"OC	GROUND COVER		YES	HIGH	LOW	ROW/PERIMETER	118		NOT ALLOWED IN FOOT TRIANGLE	

NOTES:

- ALL STREET TREES/PALMS WITH THEIR CANOPY LOCATED WITHIN THE PUBLIC REALM (CITY ROW) TO BE PROVIDED WITH A CANOPY HEIGHT CLEARANCE OF 6 FEET (MIN.).
- ALL STREET TREES/PALMS WITH THEIR CANOPY ENCRoACHING INTO FOOT CLEAR SIGHT TRIANGLE TO BE PROVIDED WITH A CANOPY HEIGHT CLEARANCE OF 8.5 FEET (MIN.).
- ALL GROUND COVERS LOCATED WITHIN FOOT CLEAR SIGHT TRIANGLE SHALL BE MAINTAINED AT HEIGHT OF 18 INCHES OR LESS.

LANDSCAPE NOTES

- ALL TREE REMOVAL, TREE PRUNING, TREE RELOCATION AND PLANTING WORK SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE REQUIREMENTS OF GOVERNING AUTHORITIES HAVING JURISDICTION, INCLUDING CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLA. AND LATEST ANSI A300 STANDARDS. ALL TREE SERVICES WORKING WITHIN FORT LAUDERDALE SHALL HAVE A CURRENT BROWARD TREE TRIMMER LICENSE AND COMPLY WITH ALL APPLICABLE BROWARD TREE TRIMMER LICENSE REGULATIONS.
- ALL NEW TREES AND PALMS SHALL BE FLORIDA GRADE No. 1 OR BETTER.
- SEE SURVEY FOR ADDITIONAL SITE INFORMATION. SEE SHEET SP-1 FOR EXTENT OF PROP. RIGHT-OF-WAY DEDICATION.
- CONTRACTOR SHALL PROTECT ALL EXISTING PAVEMENTS, FENCING, VEGETATION, SOD, UTILITIES, IRRIGATION EQUIPMENT, AND OTHER SITE INFRASTRUCTURE INDICATED TO REMAIN WITHIN WORK AREAS FROM DAMAGE DURING PROGRESS OF WORK; AND SHALL RESTORE OR REPLACE ALL SUCH ITEMS DAMAGED DURING PROGRESS OF WORK TO MATCH EXISTING. CONTRACTOR SHALL PROVIDE NEW SOD, GROUND COVERS OR SHRUBS TO MATCH EXISTING FOR ALL AREAS AFFECTED BY TREE REMOVAL AND RELOCATION WORK.
- TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES AS APPROVED BY THE CITY OF FT. LAUDERDALE DEPARTMENT OF SUSTAINABLE DEVELOPMENTS BUILDING SERVICES. A MONETARY PERFORMANCE ASSURANCE INSTEAD OF OR IN ADDITION TO A PROTECTIVE BARRICADE MAY BE REQUIRED TO ENSURE PROTECTION OF A TREE OR TREES OR TO GUARANTEE RESTORATION OF AN EQUIVALENCY. THE AMOUNT OF SAID ASSURANCE SHALL BE BASED UPON THE EQUIVALENT VALUE OF THE TREE OR TREES SPECIFICALLY COVERED. ANY ASSURANCE REQUIRED FOR A "PROTECTED TREE" SHALL BE FOUR (4) TIMES THE EQUIVALENT VALUE FOR THAT TREE.
- ALL LANDSCAPE WORK SHALL BE COORDINATED WITH OTHER DISCIPLINES AS REQUIRED THROUGHOUT DURATION OF WORK.
- CONTRACTOR SHALL GUARANTEE RELOCATED TREES IN PUBLIC RIGHT-OF-WAY FOR A PERIOD OF AT LEAST TWO (2) YEARS. CONTRACTOR SHALL PROVIDE MAINTENANCE AS MAY BE REQUIRED; INCLUDING STAKING, WATERING, AND PRUNING TO ENSURE OVERALL HEALTH OF TREES.
- CONTRACTOR SHALL WARRANTY NEWLY INSTALLED TREES FOR A PERIOD OF AT LEAST ONE (1) YEAR. CONTRACTOR SHALL PROVIDE MAINTENANCE AS MAY BE REQUIRED; INCLUDING STAKING, WATERING, AND PRUNING TO ENSURE OVERALL HEALTH OF TREES.
- ANY TREE THAT SHOULD DIE, OR IS OTHERWISE FOUND TO BE UNACCEPTABLE TO THE LANDSCAPE ARCHITECT/ OWNER WITHIN THE REQUIRED MAINTENANCE PERIOD AFTER FINAL INSTALLATION, SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR WITH EQUAL OR BETTER PLANT MATERIAL; AND THE SITE SHALL BE RESTORED AT NO ADDITIONAL COST TO OWNER.
- PROVIDE DYE-FREE MULCH FROM MELALEUCA, EUCALYPTUS, AUSTRALIAN PINE, OR OTHER NON-OLD GROWTH HARDWOOD FOR ALL PLANTING AREAS UNLESS NOTED OTHERWISE. A LAYER OF ORGANIC MULCH THREE (3) INCHES DEEP IS REQUIRED IN PLANT BEDS, EXCEPT ANNUAL BEDS, AND INDIVIDUAL TREES IN TURFGRASS AREAS. MULCH RINGS SHALL EXTEND AT LEAST THREE (3) FEET AROUND FREESTANDING TREES AND SHRUBS. MULCH SHALL BE AT LEAST SIX (6) INCHES AWAY FROM ANY PORTION OF A BUILDING OR STRUCTURE, OR THE TRUNKS OF TREES, AND AT LEAST THREE (3) INCHES AWAY FROM THE BASE OF SHRUBS.
- NO STRUCTURE OR PLANTING SHALL EXCEED 30 INCHES IN HEIGHT WITHIN SAFETY SIGHT TRIANGLES.
- LANDSCAPE MATERIALS PLANTED ADJACENT TO TRAVEL LANE SHALL BE PLANTED WITH A MINIMUM 4 FEET (MIN.) SEPARATION WHERE CURB AND GUTTER ARE PRESENT.
- SHADE TREES INSTALLED WITHIN 6 FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM. ALL SHADE TREES INSTALLED WITHIN 6 FEET FROM FACE OF CURBS SHALL UTILIZE A ROOT BARRIER SYSTEM.
- ALL PLANT BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES AND BACK-FILLED WITH A SUITABLE SOIL CONSISTING OF FIFTY PERCENT (50%) COMPOSTED ORGANIC MATTER, WELL-MIXED WITH NATIVE SOIL. BACKFILL MATERIAL SHALL BE FREE FROM ROCK, CONSTRUCTION DEBRIS, OR OTHER EXTRANEOUS MATERIAL. PLANTING BEDS SHALL BE FREE FROM CONSTRUCTION DEBRIS.

STRUCTURAL SOIL NOTES

- CONTRACTOR SHALL PROVIDE CU-STRUCTURAL SOIL WHERE INDICATED ON PLAN AND SHALL CONFORM WITH 'CU-SOIL' AS PATENTED BY CORNELL UNIVERSITY, PATENT #5,849,089. CU-SOIL IS A MIXTURE OF CRUSHED STONE, CLAY LOAM AND HYDROGEL WHICH IS A POTASSIUM PROPENATE-PROPENAMIDE COPOLYMER.
- THE THREE COMPONENTS OF THE STRUCTURAL SOIL ARE MIXED IN THE FOLLOWING PROPORTIONS BY WEIGHT, CRUSHED STONE: 100; CLAY LOAM: 20; HYDROGEL: 0.03. TOTAL MOISTURE AT MIXING SHOULD BE 10% (AASHTO 1-99 OPTIMUM MOISTURE).
 - CRUSHED LIMESTONE SHALL BE NARROWLY GRADED FROM 3/4 -1 1/2 INCH, HIGHLY ANGULAR WITH NO FINES. THE CLAY LOAM SHALL CONFORM TO THE USDA SOIL CLASSIFICATION SYSTEM (GRAVEL <5%, SAND 25-30%, SILT 20-40%, CLAY 25-40%). ORGANIC MATTER SHALL RANGE BETWEEN 2% AND 5%.

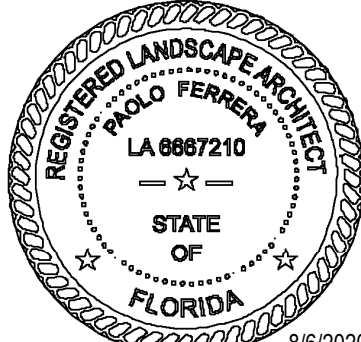


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FOR THE FIRM : PAOLO FERRERA
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ISSUE:

NO. DATE REVISIONS BY
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05/18/20 ADDRESS COMMENTS

PROJECT INFORMATION:

PROJECT NUMBER: 20197040

DATE: 07-10-19

DRAWN BY: P.F.

CHECKED BY: N.H.O.

APPROVED BY: P.F.

SCALE: AS SHOWN

SHEET TITLE:

LANDSCAPE REQUIREMENTS,
SCHEDULE AND NOTES

SHEET NUMBER:

LA-2.1