

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S25015



**CITY OF FORT LAUDERDALE**



**CASE INFORMATION**

<b>CASE</b>	UDP-S25015
<b>PROJECT NAME</b>	Top Shottas Gun Range
<b>APPLICATION TYPE</b>	Site Plan Level III
<b>APPROVAL LEVEL</b>	Planning and Zoning Board
<b>REQUEST</b>	Conditional Use for an Indoor Firearms Range and Associated Parking Reduction
<b>APPLICANT</b>	Gala Home, LLC.
<b>AGENT</b>	Eugene Pierre, Owner Ryan Abrams, Abrams Law Firm, P.A.
<b>PROPERTY ADDRESS</b>	5233 N. Powerline Road
<b>ABBREVIATED LEGAL DESCRIPTION</b>	LJB Plat 122-10 B, Parcel A
<b>ZONING DISTRICT</b>	Heavy Commercial/Light Industrial Business District (B-3)
<b>LAND USE</b>	Commercial
<b>COMMISSION DISTRICT</b>	1 – John Herbst
<b>NEIGHBORHOOD ASSOCIATION</b>	N/A
<b>SUBMITTED</b>	April 24, 2025
<b>COMPLETENESS ISSUED</b>	June 11, 2025
<b>EXPIRATION</b>	December 8, 2025 (180 Days)
<b>WAIVER</b>	N/A
<b>CASE PLANNER</b>	Nancy Garcia, Urban Planner II

**RESUBMITTAL INFORMATION**

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
2. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.

**GENERAL COMMENTS**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

**Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;

- a. [https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On December 31st, 2023 the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
  - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
  - c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>



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**CASE COMMENTS:**

**Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:**

1. Regarding the Florida Department of Transportation (FDOT) 'Pre-Application Letter' provided for this this DRC #UDP-S25015 Site Plan submittal, and for proposed improvements to be performed within their adjacent State Road 845 / N Powerline Road Right-of-Way:
  - a. Please be advised that the Applicant shall coordinate with FDOT Staff for all proposed improvements located within the adjacent State Road 845 / N Powerline Road Right-of-Way.
  - b. Please be advised that the Applicant shall coordinate with FDOT Staff for any required Maintenance Memorandum of Agreement (MMOA), to perpetually maintain proposed asphalt, landscaping, irrigation, etc. improvements located within the adjacent State Road 845 / N Powerline Road Right-of-Way.
2. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/plans through the city website. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
3. Provide the following information noted on the 'ALTA/NSPS Land Title Survey' provided: PDF copy of 'ITEM 11' and 'ITEM 17' listed under 'SCHEDULE "B" TITLE NOTES'.
4. Discuss status of existing encumbrances such as "30' X 39' INGRESS & EGRESS EASEMENT (P.B. 122, PG. 10 B.C.R.)" and "18' INGRESS/EGRESS EASEMENT (O.R.B. 2276, PG. 894 B.C.R.)" with adjacent property owners to the south and west, that appears to allow access (to/from those private properties) through this DRC #UDP-S25015 Site Plan development property.
5. Sheet CV-1 (Cover Sheet): Sheets AA-1 thru AA-4 'Architectural Plan...' (i.e 4 sheets total) listed in 'Sheet Index' are not consistent with Sheets A000 'Cover' thru A501 'Building Elevations' (i.e. 6 sheets total) included with this DRC #UDP-S25015 Site Plan submittal; please reconcile and update plans as appropriate.
6. Sheet SP-1 (Site Plan):
  - a. Regarding 'PROP. TRASH ENCLOSURE', show truck turning movement circulation entering and existing the dumpster enclosure area as appropriate.
    - i. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drives shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
  - b. Label on 'PROJECT DATA' table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6.





- d. Show and label all existing and proposed utilities (utility type, material, and size) for potential conflict, especially existing 2" water main within adjacent State Road 845 / N Powerline Road Right-of-Way (per City Utility Atlas Maps) fronting this proposed development.
  - e. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) for the existing driveway/eastbound vehicular approach (i.e. near south property boundary) to the adjacent State Road 845 / N Powerline Road.
11. Sheet C-03 (Horizontal Control, Signing, and Marking Plan):
    - a. Label the angle for proposed angled parking.
    - b. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) for the existing driveway/eastbound vehicular approach (i.e. near south property boundary) to the adjacent State Road 845 / N Powerline Road.
  12. Existing public access sidewalks adjacent to the proposed development (to remain) must be inspected by the EOR to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
  13. Provide a Maintenance Agreement Area Exhibit, which depicts a visual representation of the area within the public Right-of-Way (i.e. adjacent to the proposed development) to be maintained in perpetuity by the Applicant. Label the adjacent State Road 845 / N Powerline Road Right-of-Way as FDOT, as well as label all proposed improvements, including asphalt, landscaping, irrigation, etc. that will be maintained by the Applicant throughout the life of the proposed improvements.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/revised information is provided on plans.



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**CASE COMMENTS:**

Please provide a response to the following:

1. 2024 FEMA FIRM-Structure is not located in the Special Flood Hazard Area.

**GENERAL COMMENTS**

The following comments are for informational purposes.

1. Additional comments may follow pending submission of the complete plan set.



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**CASE COMMENTS:**

Please provide a response to the following.

1. Please provide additional information on Tree Disposition Plan list (Sheet TR-1) for all the existing trees/palms located on site, as required per ULDR 47-21.6.A.2 Tree and Palm Inventory. This shall include:
  - a. Existing tree and palm survey
  - b. A corresponding list of existing trees and palms numbered to match the existing tree and palm survey
  - c. A graphic representation of all existing trees and palms inclusive of the canopy dripline
  - d. The botanical name and common name for each tree and palm
  - e. The trunk diameter, in inches, at breast height (DBH) of each existing tree
  - f. The overall height and clear trunk of each existing palm
  - g. Condition percentage as a number for each determined by an ISA Certified Arborist or Registered Landscape Architect
  - h. And disposition status (remove, relocate, remain) for each
2. Provide ISA Certified Arborist report for specimen-sized trees (Large species: 18+” DBH; Medium: 13+” DBH; Small: 8+” DBH) as per ULDR 47-21.6.A.2.i. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report shall reference the tree survey or tree disposition sheet with numbered tree, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height for trees, clear trunk height for palms, condition rating as a percentage, and a written assessment of existing tree characteristics explaining how and why the above information was reached. This report may also provide descriptive information on recommendations for prescriptive tree maintenance activities.
3. Proposed specimen tree removal (#2 – Mahogany – 85%) would require submittal of an evaluation report prepared by an ISA Board Certified Master Arborist, ASCA Registered Consulting Arborist or Registered Landscape Architect using a method outlined in the Council of Tree & Landscape Appraisers "Guide for Plant Appraisal, 10th edition" to determine equivalent value (i.e. Functional Replacement Method - Trunk Formula Technique) as per ULDR 47-21.15.G.10. Please provide as applicable.
4. For proposed specimen tree removals (#2) please provide a narrative response per ULDR 47-21.15.F.7.e: That the development plan designs around existing, large, desirable trees. A tree removal permit may be denied by the Department if it has been determined that large desirable existing tree(s) will be displaced by proposed site plan elements and or the placement of such site plan elements does not provide sufficient root system support for the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan. Especially regarding existing specimen tree #2 along rear property line.
5. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities.
6. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable. Provide root barrier fabric wrap detail.
7. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per



- ULDR 47-2.2. Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
- a. Approval from jurisdiction for landscape installation in Right Of Way (FDOT – Powerline Road), preferred prior to final DRC sign off. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
8. As per Section 47-21.12. C.1., the first twenty-five percent (25%), or fraction thereof, of the required VUA trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper and shall be evenly distributed between interior and perimeter landscape areas. Twenty-five percent (25%) of required trees shall be shade species with a two and one-half (2 ½) inch minimum trunk caliper. Twenty percent (20%) of the required trees shall be conspicuously flowering species. Twenty percent (20%) of the required trees shall be palm species. Ten percent (10%) of the required trees shall be optional species. Please provide.
  9. As per ULDR 47-21.9. F., large shade tree species must be located a minimum of fifteen (15) feet away from structures. Small trees and palms must be located a minimum of seven and one-half (7 ½) feet away from structures. Palms may be planted closer to each other to form clusters. Please illustrate clearance distances on landscape plan, and revise where in conflict.
  10. As per Section 47-21.9.G. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.
    - a. Tree planting areas that are reduced in width will require structural soil or a product engineered for root growth under adjacent paved areas to provide this root development area.
  11. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

    - a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
    - b. Provide Structural Soil Detail and composition.
  12. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.
  13. Additional comments may be forthcoming after next review of new plans and written comment responses.

#### **GENERAL COMMENTS:**

The following comments are for informational purposes. Please consider the following:

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. A copy of the amended ordinance shall be made



available for use by request in the interim while the City's ULDR found on MuniCode awaits revision publication.

2. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6. A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.



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CASE COMMENTS:

Comments may be forthcoming.

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**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. Service Days shall be per the City's residential routing schedule.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. Containers: must comply with 47-19.4
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
11. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
12. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
  - *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

**GENERAL COMMENTS**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

Please provide specific details of solid waste and recycling collection per building.



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**CASE COMMENTS:**

1. The parking study has been reviewed and is acceptable. The concluded parking ratio may be applied to this proposed development.
2. Additional comments may be provided upon further review.



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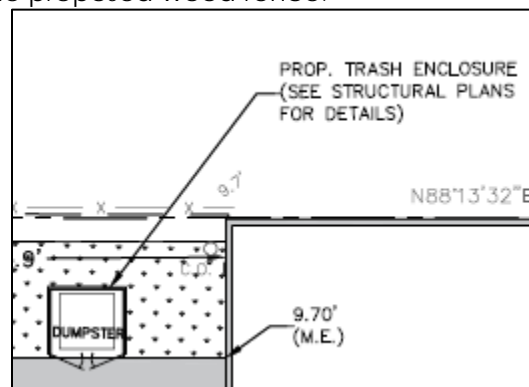
**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before December 8, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
2. The proposed project requires review and approval by the PZB. A separate fee is required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
3. The applicant is seeking a parking reduction to reduce the number of parking spaces required from 45 to 15. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, if the application for parking reduction is approved, the applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.
4. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
    - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. Such notice shall be given at least ten (10) days prior to the public participation meeting. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the case file. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

5. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
6. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
7. Sheets A500 and A501 of the site plan do not adequately depict the proposed screening for the mechanical equipment. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
  - a) Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
  - b) Identify the location of equipment on building elevations by outlining the equipment with dash lines, including dimensions; and
  - c) Provide screening product material including images or pictures of actual application of such.
8. Provide the proposed trash enclosure details as referenced on Sheet C-02 of civil plan set. More specifically, show details of the proposed wood fence.



9. Signage was not reviewed as part of this DRC submittal. Any proposed signage (including but not limited to wall or ground signage) shall be reviewed and approved under a separate building (sign) permit.
10. If the proposed improvements are not associated with a City project, remove the "City of Fort Lauderdale Public Works Department" title block from the civil plan set. A screenshot of the referenced pages is provided below. Additionally, "Lauderdale" is misspelled on the cover sheet of this plan set.

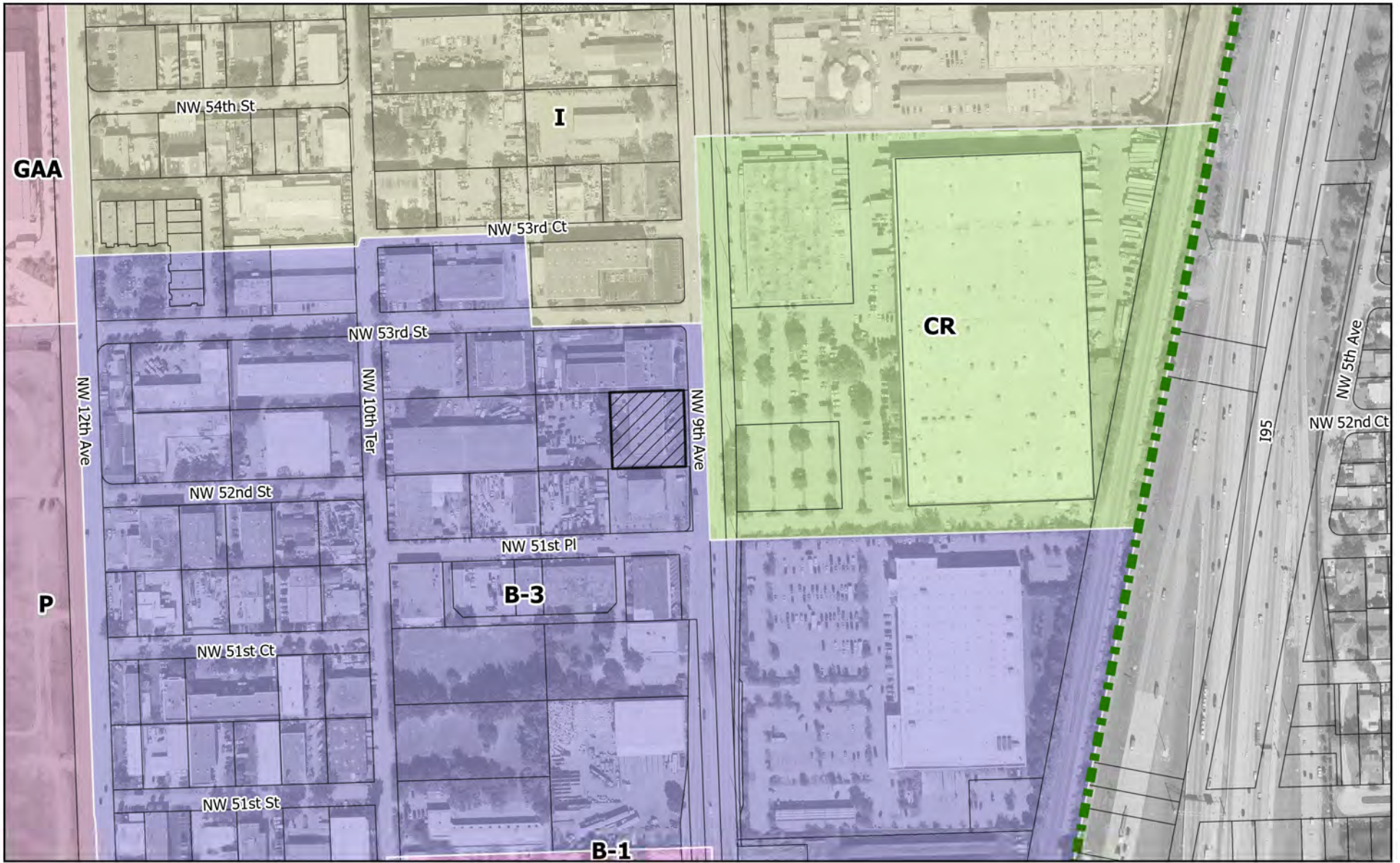


INDEX SHEET:		
Sheet No.	Dwg. Title	Sheet Title
1	G-00	COVER SHEET
2	G-01	INDEX SHEET, GENERAL NOTES, LEGEND AND ABBREVIATIONS
3	C-01	DEMOLITION PLAN
4	C-02	PROPOSED CIVIL PLAN
5	C-03	HORIZONTAL CONTROL, SIGNING, AND MARKING PLANS
6	SD-01	CIVIL STANDARD DETAILS (1)
7	SD-02	CIVIL STANDARD DETAILS (2)
8	PP-00	EROSION AND SEDIMENT CONTROL NOTES & DETAILS
9	PP-01	EROSION AND SEDIMENT CONTROL PLAN

**General Comments**

The following comments are for informational purposes.

1. Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.
2. Pursuant to UDLR Section 47-19.2.GG, if a temporary construction staging/sales area is needed for this project which cannot be accommodated on the development site, this approval requires a Site Plan Level I permit, then forwarded to the Property and Right-of-Way committee for review and subject to a 30-day City Commission call-up period.
3. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting plans for Final DRC sign-off, please schedule an appointment with the case planner Nancy Garcia (Email: [Ngarcia@fortlauderdale.gov](mailto:Ngarcia@fortlauderdale.gov), Phone: 954-828-8958) to review project revisions and/or to request notification for signoffs by applicable disciplines.
4. Additional comments may be forthcoming based on resubmitted plans, additional information, narratives, and drawings requested to help assess the proposed development.



UDP-S25015

**Legend**

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

