



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** October 23, 2018

**APPLICANT:** Keystone-Florida Property Holdings

**PROJECT NAME:** SeaQuest

**CASE NUMBER:** R18066

**REQUEST:** Site Plan Level II Review: Change of Use from  
Retail to Aquarium Use

**LOCATION:** 2554 E Sunrise Boulevard

**ZONING:** Boulevard Business (B-1)

**LAND USE:** Commercial

**CASE PLANNER:** Yvonne Redding



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**CASE COMMENTS:**

- 1) Provide the FBC Building Type designation on the plans.
- 2) Adhere to Existing Building, FBC 2017, Chapter 10 for provisions under Change of Occupancy

**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. Florida Building Code 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://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=C\\_OOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=C_OOR_CH14FLMA)

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

1. On January 1<sup>st</sup>, 2018 the 6<sup>th</sup> 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:
  - a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



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**CASE COMMENTS:**

**Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:**

1. 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. Please contact Daniel Fisher at 954-828-5850 or [dfisher@fortlauderdale.gov](mailto:dfisher@fortlauderdale.gov).

2. Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc).

Property lines, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

3. Discuss operations of loading zone, trash and solid waste disposal, dumpster enclosure/trash pick-up access, and recycling requirements for the proposed development with Case Planner and waste management. Provide narrative that includes (but not limited to) descriptions of the following: loading activities (including locations, times, and duration), hours of operation, trash disposal, etc. Clearly depict trash enclosure on Site Plan. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the loading zones, and ensure sufficient height clearance is provided within garage for truck access. Design turning geometries and loading zones per ULDR Section 47-20.6, and 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 per ULDR Section 47-19.4.D.6.

4. Label on Site Plan 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.

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



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**CASE COMMENTS:**

Please provide a response to the following:

1. All exterior glazing should be impact resistant.
2. All entry / exit doors should be solid, impact resistant or metal.
3. All entry and exit doors should be equipped with a secondary locking system like door pins, deadbolts or other burglary prevention hardware.
4. Any restricted access door should be label as such and equipped with access control features including 180 degrees peepholes or viewports.
5. A Closed Circuit TV system capable of retrieving an identifiable image of an individual should be utilized focusing on the cash management areas, entry and exit points, safe, main office, bike rack and all exhibits and activities areas.
6. The business should be equipped with an intrusion alarm and a silent "Panic" alarm for police response. The alarm should have battery back-up and or cellular back-up features.
7. The safe should be bolted to the floor.
8. There should be access control strategies to prevent public access to restricted areas. This could be address by doors or other physical barriers and appropriate signage.

**GENERAL COMMENTS**

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



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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. 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.
5. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
6. 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.
7. Draw trash and recycling area on site plan.
8. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
9. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
  - o 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 [smccutcheon@fortlauderdale.gov](mailto:smccutcheon@fortlauderdale.gov). Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
  - o 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:

1. None



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**CASE COMMENTS:**

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding traffic calming and a traffic impact study if needed. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Please add daily trip count difference between existing and proposed.
3. Include ITE trip generation formulas that were used in the traffic impact statement
4. Add a parking demand difference table between the existing uses and proposed use that will take its place.
5. Signature required.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) 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.
- 3) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6623 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 4) The primary proposed use appears to operate as an animal exhibition. Please note animal exhibits are not permitted uses in the Boulevard Business (B-1) zoning district. An aquarium typically relates to tanks or enclosures which contain fish and other water creatures and plants while the proposed plans include a variety of mammals and bird species. Please provide a narrative explanation of how this use is permitted within the B-1 zoning district.
- 5) Update parking data on the site plan sheet to reflect the required and proposed parking for this use. The overall total for the site should be updated.
- 6) Indicate how and where drop-off/pick-up will occur for larger groups such as student field trips or charter buses.
- 7) Provide a mall layout indicating the location of use in the overall mall.
- 8) Provide more information related to water usage. Specifically, the maintenance and cleaning of tanks; e.g. frequency, duration, typical water needs, etc.
- 9) Provide current Animal and Plant Health Inspection Services (APHIS) license and registration information, which is a Federal requirement.
- 10) Provide current Florida Fish and Wildlife Conservation Commission's Captive Wildlife License.
- 11) Provide a written narrative, on letterhead, with date and author indicating how the applicant proposes to address the following:
  - a) Responses to address ULDR Volume I, Section 6, including but not limited to Sec. 6-6, 6-13 and 6-15, which refer to wild animals.
  - b) Provide emergency evacuation plan, include hurricane, mall emergency, and power outages.
  - c) Provide insurance requirements and proof of insurance coverage.
  - d) Provide certification that the structure can support the water volume, saltwater erosion and salt spray associated with the proposed uses.

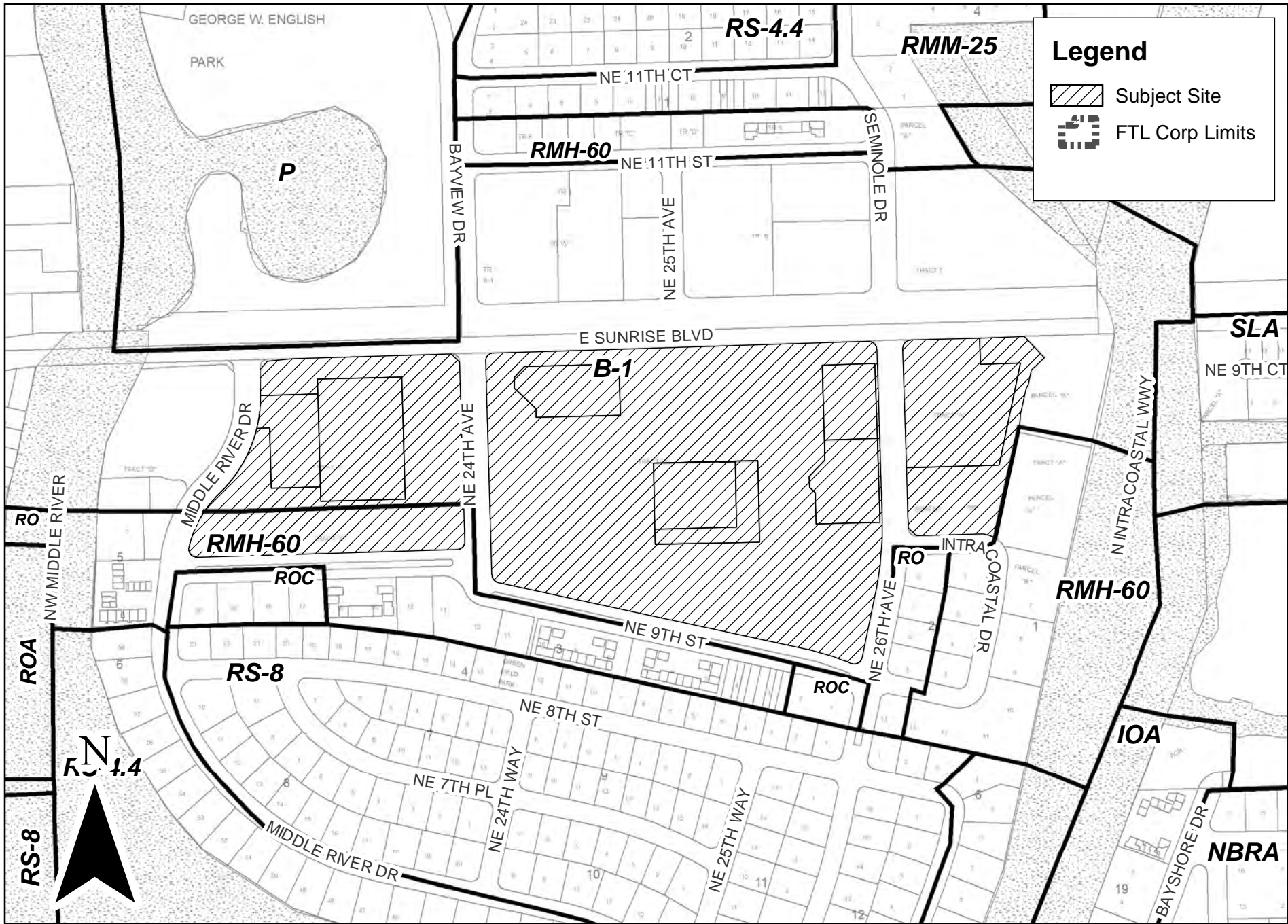
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**GENERAL COMMENTS**

The following comments are for informational purposes:

- 12) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
- 13) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner, Yvonne Redding, (call 954-828-6495) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 14) All construction activity must comply with ULDR, Section 24-11, Construction sites. Contact Joe Pasquariello, Structural Plans Examiner (954-828-5419) to obtain his signature on the final DRC plans.
- 15) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.





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