



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 12, 2020

PROPERTY OWNER: Las Olas Boulevard Ltd. % Amera Properties, Inc.

APPLICANT/AGENT: Lochrie & Chakas, P.A.

PROJECT NAME: etta Las Olas

CASE NUMBER: PLN-SITE-20040004

REQUEST: Site Plan Level III Review: 8,523 Square Foot Restaurant with Associated Parking Reduction

LOCATION: 1002 East Las Olas Boulevard

ZONING: Boulevard Business (B-1)

LAND USE: Commercial

CASE PLANNER: Nick Kalargyros



Case Number: PLN-SITE-20040004

CASE COMMENTS:

Please provide a response to the following:

1. Specify use and occupancy classification per FBC
2. Provide building construction type designation per FBC
3. Provide occupancy loads with compliant life safety egress design
4. Specify height and area compliance per Chapter 5 of the FBC
5. Provide Life Safety plan including life safety components along all paths of egress
6. Indicate code compliant sprinkler system per FBC
7. Detail required fire rated walls
8. Specify building separations correlating to FBC Table 601 and FBC Table 602.
9. Specify ADA seating area compliance per FBC Accessibility Code
10. Dimension stair landings and verify compliance with FBC
11. Care must be taken during construction not to disturb the foundation of neighboring buildings.

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?nodeld=C OOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On January 1st, 2018 the 6th 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
 - c. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: PLN-SITE-20040004

DEDICATION OF RIGHTS-OF-WAY: Per ULDR Section 47-25.2.M.5, property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards:

- a. Provide permanent Sidewalk Easement as appropriate along south side of E Las Olas Boulevard to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication; show/label delineation in the plans.

CASE COMMENTS:

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

1. Provide a current 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, dedications, agreements, vacations, etc.).
2. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
3. Discuss how this proposed development will not compromise integrity of existing building structure located immediately adjacent to the west property boundary.
4. Proposed exterior building doors, loading zone doors, dumpster doors, etc. shall not open into the public Right-of-Way and/or permanently dedicated Right-of-Way Easements and Sidewalk Easements, adjacent sidewalk, or ADA accessible path; instead, consider recessing into building to enhance pedestrian safety.
5. Show truck turning movements in and out the proposed dumpster enclosure along the south perimeter of the property. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system.
6. Identify what appears to be a proposed building overhangs shown to encroach the adjacent public right-of-way easement. Any permanent encroachment into the City's Right-of-Way, including but not limited to building overhangs and signage, requires a separate Design Review Committee (DRC) submittal and a Revocable License Agreement. Future coordination with the City Attorney's Office will be needed regarding the proper requirements and conditions.



Per Section 25-22 in the Code or Ordinances, the awning may extend across the front of a building and may only project a maximum of two-thirds (2/3) of the width of a sidewalk, or, to within eighteen (18) inches of the face of the curb, whichever is less. There shall be a minimum eight (8) feet of clearance between the lowest rigid point or projection of the awning and a sidewalk or public travel way immediately below. Any valance attached to an awning shall not project above the top surface of the awning. Please verify and label on the minimum clearances are met for the awning proposed along E Las Olas Boulevard.

7. Parking facility entries and exits must be from or to an improved right-of-way a minimum of 20' width or an improved right-of-way designated by the city as one-way, per ULDR Section 47-20.5.B.2. Please note that the minimum 20' shall also apply for the backout area for the handicap space as out.
8. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in City Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
9. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Department of Sustainable Development for Maintenance of Traffic.

Prior to submitting Administrative Review (i.e. DRC Level I) application to request Revocable License Agreement, please contact Dennis Girisgen at 954-828-5123 or dgirisgen@fortlauderdale.gov to discuss proposed scope of closure within City Right-of-Way.

10. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
11. 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 at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
12. Provide the applicable City-approved standard details for water and sewer.



13. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
14. Conceptual Paving, Grading, and Drainage:
 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
 - b. Provide applicable City-approved storm drainage details.
 - c. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets or exceeds the 10-year/1-day storm event drainage criteria). Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.
15. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met, as well as how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties (Pre vs. Post analysis will only be allowed in areas that are not flood-prone). Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
16. If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.
17. Exfiltration Trenches:
 - a. Provide at least a clean out structure at each end of exfiltration trench located within the property.
18. The proposed on-site drainage shown on Landscape Plan L-211 does not match the proposed drainage shown on Paving Grading and Drainage Plan C2 and Water and Sewer Plan C3.0. Please make corrections as applicable. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering



standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

19. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure, and whether additional infrastructure will be required within City Right-of-Way. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
20. Evaluate the possibility of utilizing a sustainable stormwater approach with the possibility of low impact (cisterns, pervious pavers, bioswales, raingardens, etc.) uses for landscaping along the streetscape.
21. Please provide (or revise if already submitted) an erosion, sedimentation, and stormwater pollution prevention plan (SWPPP) showing the adjacent City's existing stormwater system. A copy of the approved SWPP shall be at the construction site from the date of demolition initiation to the date of final construction activities. CCTV Notes, Pollution Prevention Notes, and Dewatering Notes to be added to the SWPPP can be found on our website.
22. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
23. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: PLN-SITE-20040004

CASE COMMENTS:

Please provide a response to the following:

1. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
 - a. Please verify underground utility at the east end area of sidewalk planter along Las Olas BLVD. is existing or proposed. If the utility is proposed please shift the utility to allow an additional Sabal palm to be installed, if the underground utilities are existing the planting configuration may stay as is.
2. The east elevations show shrub planting at the base of each window, please include these plantings on the Landscape plan.
3. While Section 47-19.4.F.1. allows for encroachment into the required landscape area for an access drive of dumpster enclosure a buffer planting or wall is required. Please provide a buffer planting or 30 inch high wall west side of access drive of the dumpster enclosure. Section 47-21.12.A.2.
4. Please relook at the mitigation for the palm trees they are incorrect. Mitigation for palm trees other than Royal palm, Coconut palm and large Phoenix palms is \$180 per palm tree. The three stated earlier are \$30 per foot of clear trunk height.
5. Please provide VUA buffer screening shrubs height at a minimum of 24 inches.
6. Please show the one tree for the VUA tree requirement in place of NA. Please note: that if the cover for the parking stalls is not installed the tree requirement will need to be revised to meet current code.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. 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 not at this time of DRC submittal.
2. 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.



Case Number: PLN-SITE-20040004

CASE COMMENTS:

Please provide a response to the following:

1. All exterior glazing should be impact resistant.
2. Exterior entry / exit door should be solid, impact resistant or metal.
3. Exterior entry and exit door should be equipped with a secondary locking system like door pins, deadbolts or burglary prevention hardware.
4. A Closed Circuit TV system capable of retrieving an identifiable image of an individual should be utilized focusing on the cash management areas, dining area, teller counter, entry and exit points, safe room, Drop-box and parking lot area.
5. The businesses should be equipped with an intrusion alarm and a silent "Panic" alarm for police response. The alarm system should have battery back-up and or cellular back-up features.
6. Any back door or service door should provide a view of the exterior or be fitted with a 180 degree peephole or viewport for security and must be properly illuminated for security.
7. All lighting and landscape should follow City of Ft Lauderdale's C.P.T.E.D. guidelines.

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.



Case Number: PLN-SITE-20040004

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. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
7. Containers: must comply with 47-19.4
8. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength 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.
9. Dumpster enclosure doors when open shall not block alleyway.
10. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
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. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
13. 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. 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



Case Number: PLN-SITE-20040004

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. If a traffic study is needed Pursuant to ULDR Section 47-25.2.M.4, the Applicant must fund the City's review by an outside consultant and pay a \$4,000 deposit prior to scheduling a methodology meeting after which the study will be prepared, transmitted and reviewed by the City's consultant. Staff and consultant's review concerns shall be adequately resolved prior to gaining authorization for either the Planning & Zoning Board or City Commission hearings. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks once all documents are received.
2. Pursuant to ULDR Section 47-20.15, the above traffic statement shall also include a statement demonstrating that backout parking for the use will not create a traffic hazard.
3. Coordinate with Transportation and Mobility staff on the parking reduction methodology. The parking reduction needs to be completed Pursuant to ULDR Section 47-20.3.
4. Backout parking must meet all the requirements listed in ULDR Section 47-20.15. If these requirements cannot be met, the backout parking must be removed.
5. All loading and unloading must be contained on site including postal delivery services and rideshare pick up and drop off.
6. Sidewalks must be straight and direct pedestrians to clear pathways, remove any structures, poles and landscaping from the sidewalks that are disrupting this clear pathway. This includes the doorway entrances along Las Olas Boulevard.
7. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan.
8. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
9. Additional comments may be provided upon further review.
10. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. 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.



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2. 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.



Case Number: PLN-SITE-20040004

CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR) Sections 47-24.1.F.14 and 47-27.4.A.2.c, 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: <http://www.fortlauderdale.gov/neighbors/civic-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.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. 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 Department of Sustainable Development, 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 a 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 administrative case file record. 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.
- 2) The site is designated as 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) The proposed project requires review and approval by the PZB. A separate application and fee are required for PZ Board submittal, and the applicant is responsible for all public notice requirements of the ULDR 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.
- 4) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). 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](#).
- 5) This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection

and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction, a Phase I Cultural Resource Survey shall be conducted of this property.

A phase I archaeological survey must be conducted within the subject property prior to any ground disturbance activities and if necessary, in coordination with demolition of the extant structures. The Phase I Cultural Resource Survey must be submitted prior to applying for building permits. The survey shall be performed by a professional archaeologist who meets the Secretary of the Interior's Professional Standards (36 CFR part 61 as amended) and shall be conducted in accordance with Chapters 267, Florida Statutes and Chapter 1A-46, Florida Administrative Code. In the event that significant archaeological materials or unmarked human remains are encountered then the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains. Upon completion of the survey, a final Cultural Resource Survey report shall be submitted to Trisha Logan, Historic Preservation Planner, (tlogan@fortlauderdale.gov/ 954-828-7101) for review, determination of significance, and additional actions. The report should detail the survey and include an assessment of significance of any discoveries and recommendations. (See attachment)

- 6) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-25.3, Neighborhood Compatibility Requirements; and,
 - b. Section 47-20.3.A.5, Parking Reduction and Exemption Criteria.
- 9) The building footprint is a larger than the existing structure which creates issues with providing parking on-site as well as maintaining the sidewalk width along Las Olas Boulevard. The existing sidewalk width should not be reduced in size which appears the be from the proposed site plan. In addition, the storefront doors swing out into the sidewalk further impeding the pedestrian movement.
- 10) The applicant is proposing a new, two-story structure for a restaurant replacing the existing, one-story retail building. The proposed structure is 9,540 square feet whereas the existing is 4,120 square feet. Such an increase the requirement parking; however, the site plan proposes to deduce the available area for parking spaces. In addition, outdoor dining is proposed on the second level both in the front and back of the building. At this time, the applicant has not demonstrated the justification for the parking reduction request of 98% when the project proposes such increases.
- 11) Provide the following changes on building elevations:
 - a. Increase the number of building materials fronting Las Olas Boulevard with high quality material, a minimum of two types building material. Storefronts and canopies excluded;
 - b. Extend the building canopy along the front of the building façade to provide pedestrians protection from the elements; and,
 - c. Label and identify all building material and colors.
- 12) In project narrative, please describe how noise pollution will be mitigated with the residential neighborhood to the south by having outdoor dining facing south.
- 13) Pursuant to ULDR, Section 47-20, Parking and Loading Requirements, if approved, the applicant will need to execute and record a parking reduction order prior to Final DRC.
- 14) Pursuant to ULDR, Section 47-25.3.A, Neighborhood Compatibility, rooftop mechanical equipment shall be screened with architectural material that blends with the overall design of the project and be designed as an integral feature to the building volume. Provide spot elevations and architectural details demonstrating adequate screening of mechanical equipment.



- 15) As proposed, there is a pedestrian walkway along the eastern side of the building. If this area is intended for public access, discuss public access easements and hours of operation. Applicant shall provide the public access to any public accessible areas. Any required easements shall be vetted with Planning, Engineering and City Attorney's Office and provided to the City and/or appropriate government entities prior to obtaining a certificate of occupancy or certificate of completion, as applicable, from the City. Provide separate graphic depicting such areas to correlate with such.
- 16) Provide the following renderings and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. Ensure that the graphics accurately portray the project in scaled proportion to its surroundings.
 - a. **Provide a context plan** of general area indicating proposed development and outline of all nearby properties with structures outlined, and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stops.
 - b. **Provide pedestrian level perspective renderings** clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping; and,
 - c. **Provide a night-time rendering** of the proposed project elevation.
- 17) Site plan indicates impediment(s) between the ADA parking stall and the entrance of the building. Ensure clear, unobstructed pedestrian pathways are provided and indicated on the site plan.
- 18) Provide a detail for the dumpster that includes a washout and meets the requirements of ULDR Section 47-19.4.
- 19) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to ULDR Section, 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
- 20) Pursuant to Section 47-22.4.C.8 provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials.Please note any proposed signs will require a separate permit application.
- 21) It is strongly recommended that bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at KWarfel@fortlauderdale.gov.
- 22) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.



GENERAL COMMENTS:

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

- 23) Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or variance decision must be completed within 180 days. Please provide a written response to all DRC comments within 180 days.
- 24) 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.
- 25) 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 (Nicholas Kalargyros 954-828-5193) to review project revisions and/or to obtain a signature routing stamp.
- 26) Additional comments may be forthcoming at the DRC meeting.
- 27) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Tuesday, May 05, 2020

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

Re: 1002 E. Las Olas Blvd, Ft. Lauderdale
Folio #: 504211020070
Received: 4.22.2020

Trisha Logan,
In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced subject property and proposed project in accordance with Chapters 267, *Florida Statutes* and Section 47-25.2.P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

The subject property, consisting of .12^(+/-) acres and includes Lot 10, Block 13 of the Leaird & Pellets Re-subdivision plat of Colee Hammock (7-36 B). There are no previously recorded archaeological resources located within the subject property however the subject property is located in the North Bank New River Archaeological Zone, an area considered to have very high potential for archaeological site deposits. The north portion of the subject property contains one commercial structure and the south portion is surface parking with no historically noteworthy above ground improvements. The Broward County Property Appraiser indicates the actual date of construction for this structure is 1966 however the parcel is believed to have been in use before the middle 1940s as indicated in aerial imagery from 1947 and several structures in the immediate vicinity are known to date to the World War II era and earlier.

Opinion

Based on site factors including the condition and development history of the subject property, proximity to known resources, and other data, it is my opinion that there is a moderate-to-high probability for the occurrence of significant archaeological deposits within the subject property.

Recommendations

It is recommended that :

1. Phase I archaeological testing is conducted in the undeveloped southern portion of the parcel prior to ground disturbance activities and the demolition of the existing structure. The purpose of the testing will be to determine the presence/absence of extant archaeological features within the parcel.
 - a. Fieldwork shall include systematic, high-interval archaeological testing of the entire subject property. All work shall conform to the “guidelines for identification, evaluation, recordation, and treatment of cultural resources” set forth in Module Three of the Florida Division of Historical Resource’s Cultural Resource Management Standards and Operational Manual.

- b. A final survey report shall be submitted to the City's Historic Preservation Planner, Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7107) for review of completion, determination of effects and/or significance, and approval or approval with conditions. The report should detail the dates and activities of monitoring, discoveries, additional recommendations, and identify the disposition of the archaeological collection. conform to the professional *Standards* set forth in Chapter 1A-46 *Florida Administrative Code* and include an assessment and characterization of all historic/archaeological resources identified within the parcel, proposed or recommended management or mitigation strategies, and identification of the disposition of recovered archaeological collections as appropriate.

*The finding presented in the Final Report will be utilized to inform what, if any, additional requirements / recommendations may be required prior to development approval including modification to recommendations for archaeological monitoring.

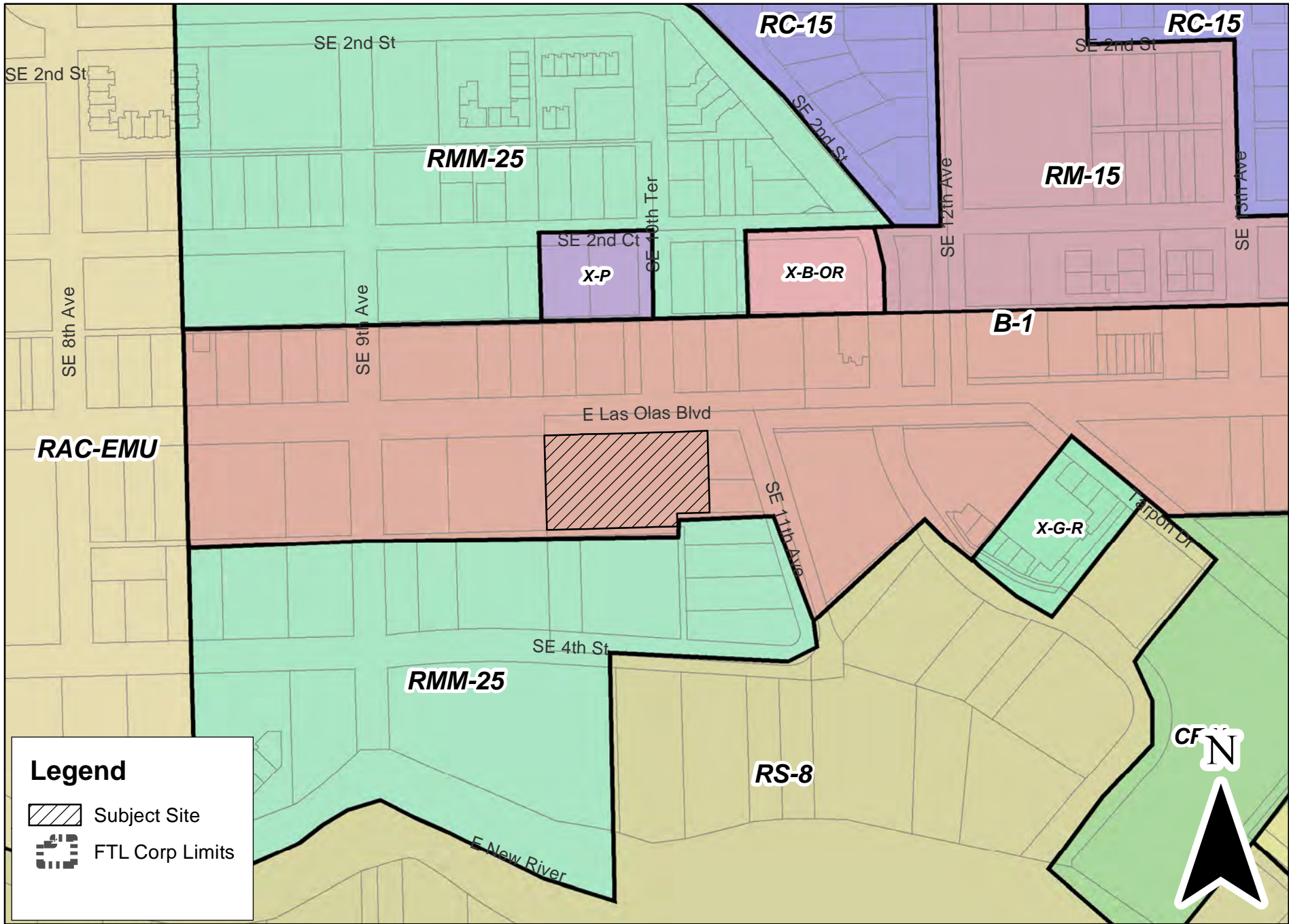
2. Archaeological monitoring of all ground disturbance activities within the subject parcel. The purpose of the archaeological monitor will be to observe, record, and collect archaeological discoveries as they deem appropriate and to identify significant archaeological deposits.
 - a. The archaeologist shall be empowered by the developer/owner/agent to halt ground disturbance activities in the event that a significant discovery is made.
 - b. Upon completion of monitoring work, a final monitoring report shall be submitted to the City's historic Preservation Planner, Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7107) for review, determination of significance, and additional actions. The report should detail the dates and activities of monitoring, discoveries, additional recommendations, and identify the disposition of the archaeological collection. conform to the professional *Standards* set forth in Chapter 1A-46 *Florida Administrative Code*.
3. All archaeological work shall be conducted by a preservation professionals who meet the Secretary of the Interior professional standards (36 CFR part 61 *as amended*) and all work shall conform to Chapter 267, *Florida Statutes* and the professional *Standards* set forth in Chapter 1A-46 *Florida Administrative Code*.
4. In the event that unmarked human remains are encountered then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 *Florida Statutes* as it pertains to the discovery of unmarked human remains.

Please contact me if you have any questions about this determination or recommendation.

Sincerely,



Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.



PLN-SITE-20040004

