



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** June 27, 2023

**PROPERTY OWNER /  
APPLICANT:** Palmiet Two, LLC.

**AGENT:** Stephanie Toothaker, Esq.

**PROJECT NAME:** AQUÍ Bar and Kitchen

**CASE NUMBER:** UDP-S23022

**REQUEST:** Site Plan Level II Review: Change of Use from 1,406 Square-Foot of Office Use to Restaurant Use, 1,735 Square-Foot of New Outdoor Dining, and 965 Square-Foot of Temporary Food Trailers in Downtown Regional Activity Center

**LOCATION:** 511 NE 3rd Avenue

**ZONING:** Regional Activity Center – City Center District (RAC-CC)

**LAND USE:** Downtown Regional Activity Center

**CASE PLANNER:** Nicholas Kalargyros



**Case Number: UDP-S23022**

**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. Submit water and wastewater capacity availability request form and documents/ plans through the city website.
2. Water and Sewer:
  - a. Vacate the utility easement and provide a manhole at the end of the property in order to connect to the City's infrastructure.
  - b. The proposed connections within the utility easement are along an abandoned 8" line. A new connection will be needed to the existing MH in the R/W.
  - c. In order to properly design the proposed connections to the City's sewer infrastructure, please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps. In addition, please be reminded to illustrate the existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
3. 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.).
4. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
5. Discuss status of required cross access agreement with adjacent property owner (Lot 16 Block 4), that apparently allows vehicular access through private property (instead of direct connection to public infrastructure), which is slated to serve the proposed development.
6. Clearly depict trash enclosure on site plan.
  - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
  - b. 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. A concrete apron shall also be placed entirely on private property.
  - c. Should dumpster be required to have a drain per ULDR Section 47-19.4.D.7, drain shall be connected to a grease traps, oil / sand separators prior to connection to sanitary public system. Also, the drain shall be protected from stormwater inflow from a 100-year design storm event.



7. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record 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.
8. 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 ((include typical cross-sections along all property lines as appropriate, and how the proposed project improvements will not adversely impact the adjacent Right-of-Way, and properties 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. 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.
9. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable design criteria (100year-3day, 25 year-3day and 10year-1day design storm events).

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.

**Case Number: UDP-S23022**

**CASE COMMENTS:**

This review is for a change of use from 1406 square foot of office space to a restaurant use adding 735 square feet of new outdoor dining and 925 square feet of temporary food trailers.

1. The property and structure are located in the following flood zone under the FEMA Flood Insurance Rate Maps of 2014 FIRM (1201100369H), flood zone AH, (with a base flood elevation of 6 ft. NAVD 88.). The preliminary maps show a base flood elevation of 6' NAVD.
2. Provide a delineation of flood hazard areas, and flood zone(s), base flood elevation(s) and ground elevations if necessary for review of the proposed development.
3. Provide finish floor elevations (FFE) for all equipment to include AC units and generators to meet and be elevated to 7' NAVD 88 is top of pad elevation that equipment will sit on.
4. If the project is determined to be substantial improvement the finish floor elevation will need to meet 7' NAVD 88. (Ch 14 Code of Ordinance)
5. Please update elevations sheets prior to building permit application to include the (FFE) finish floor elevation using the (NAVD 88 datum) for all levels below the 7' NAVD 88 and provide the needed floodproofing for a mixed-use development per code requirements and flood vents per code.

**Informational Items**

**(Code of Ordinances, Chapter 14),**

[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)

**FEMA Elevator Installation (see link to FEMA technical Bulletin 4) see link below:**

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided.

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb4\\_elevator\\_installation.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)

**Florida Building Code (7<sup>th</sup> edition) Flood Resistant Provision**

[https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed\\_FBC\\_FloodProvisions\\_Nov2020r.pdf](https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf)

**City of Fort Lauderdale Flood Ordinance**

[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)

**Highlights of ASCE 24-14 Flood Resistant Design and Construction** (FEMA) (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

**Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019**

[https://www.fema.gov/sites/default/files/2020-07/fema\\_tb4\\_elevator\\_installation.pdf](https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf)



**Case Number: UDP-S23022**

**CASE COMMENTS:**

Please provide a response to the following.

1. The After the Fact tree removals to be addressed at time of Building permitting.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:



**Case Number: UDP-S23022**

**CASE COMMENTS:**

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole.
2. Sliding glass windows should be impact resistant and equipped with burglary deterrent features such as track blocks, door pins, or similar devices. This includes drive-thru window.
3. All glazing should be impact resistant.
4. Building should be pre-wired for an alarm system.
5. A Video Surveillance System (VSS) should be employed throughout the property capable of retrieving an identifiable image of an individual focusing on the cash management areas, dining area, teller counter, entry and exit points, saferoom, storage rooms, and parking lot area.
6. 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.
7. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
8. All lighting and landscaping should follow CPTED guidelines.



Case Number: UDP-S23022

**CASE COMMENTS:**

Please provide a response to the following:

1. 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.
2. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
3. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
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. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
7. Commercial – Strip stores shall share bulk containers to avoid each tenant having a dumpster.
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 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.
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](mailto: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.



**Case Number: UDP-S23022**

**CASE COMMENTS:**

1. Submit a formal sign and sealed traffic impact statement and include the trip generation formulas and sheets from the ITE trip generation manual. If a traffic study is needed Pursuant to 47-25.2.M.4. Applicant must fund City's review by 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. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
3. This property is located within 100 feet of RAC-UV, RAC-RPO, RAC-TMU, and is required to provide parking for the proposal that is greater than 2,500 square feet in gross floor area, which shall be calculated at 60% of the parking space requirements for uses as provided in Table 1 of Section 47-20.2.
4. Provide the parking study that supports the reduction in parking and make sure the uses square footage matches what is being proposed on this submittal.
5. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls for off-street and on-street parking stalls.
6. Provide the cross-access agreement or show there is an existing public easement for vehicles to access the southern properties drive aisle to exit into the public right of way.
7. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
8. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectable warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
9. 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. Look to 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. Bicycle parking needs to be located on the site so that it is accessible to the public.
10. Additional comments may be provided upon further review.





### **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.
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: UDP-S23022**

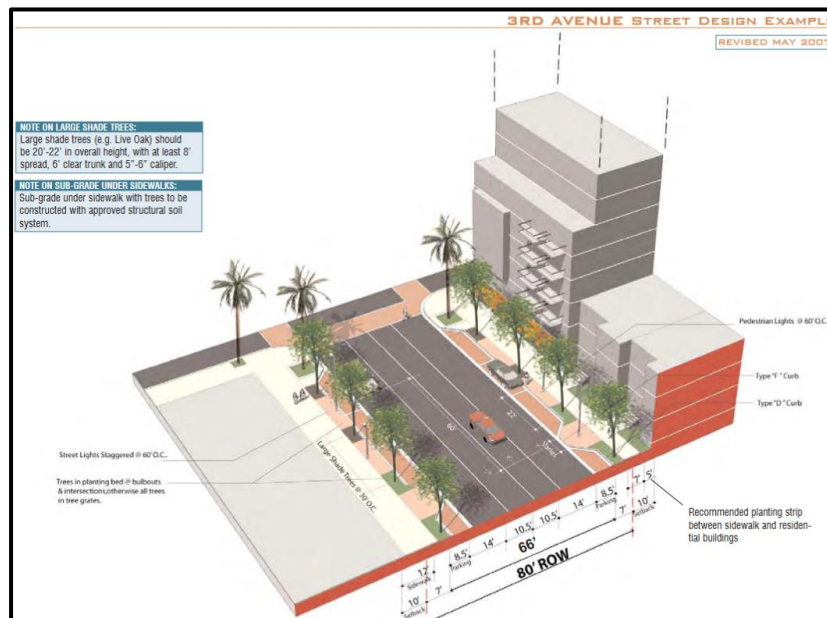
**CASE COMMENTS:**

Please provide a response to the following:

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 map and listing of officially-recognized neighborhood associations of provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm/>) Provide acknowledgement and/or documentation of such outreach.
2. The site is designated Downtown Regional Activity Center (DRAC) 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. An administrative review application, Case No. PLN-AR-20010002, was submitted for a change of use from office to bar for the existing building. The proposed plans are inconsistent with the administrative review plans submitted to the City including outdoor dining to the west of the building.
4. The proposed development application is subject to a 30-day review period by the City Commission. The applicant will be required to pay separate fee if the project is placed on the City Commission agenda and will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5193).
5. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination. Applicant may provide a waiver to these timeframes or extend to a mutually agreed upon extension.
6. Pursuant to the City's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, development projects are encouraged to install public art on the development site to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. Art features should be easily accessible and visible to the general public, adjacent public property, and other public thoroughfares. Said art shall possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially. Consider placing art at the site.
7. The development is located within the Regional Activity Center-City Center (RAC-CC) zoning district which is exempt from parking requirements for non-residential use; however, the parcel is located within 100 feet of residential property which then requires parking at 60% of the required for the proposed use. An application for a parking reduction on property located within the Northwest-Progresso-Flagler Heights Community Redevelopment Area requires Site Plan Level I approval pursuant to Section 47-24.2. Discuss the parking reduction methodology and process with Traffic Reviewer. Please note that there is an associated fee for the parking reduction review that will be billed when complete.
8. Temporary structures are not permitted within the zoning district. Please remove all temporary structures currently on site that are shown in plans. Ensure that any structure placed onsite adhere to the Unified Land Development Regulations (ULDR) and Florida Building Code (FBC),
9. Provide the following changes to the site plan:
  - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.



- b. Ensure clear, unobstructed pedestrian pathways are provided and indicated on the site plan.
  - c. Please relabel NE 3<sup>rd</sup> Avenue as it is incorrectly labeled as NE 2<sup>nd</sup> Avenue.
  - d. Update the site plan data table to correctly indicate the number of required parking spaces for the proposed development and also the number of parking spaced being provided on site.
  - e. There is a single curb cut on NE 3<sup>rd</sup> Avenue leading into the property. Provide a circulation plan showing how an automobile and delivery truck will circulate within the property as well as exit the property. Provide any necessary agreements if the site will utilize a neighboring property for circulation.
  - f. Redesign area and provide a clear pedestrian path leading from NE 3<sup>rd</sup> Avenue to the outdoor dining area to provide a more welcoming pedestrian experience.
  - g. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. and provide a dumpster that complies with requirement set forth in ULDR Section 47-19.4.
  - h. Dimension onsite parking spaces.
  - i. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan.
10. Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as in integral part of the building volume and shall be required to be screened with material that matches the material uses for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:
- j. Provide detail drawings(s) with spot elevations of the parapet wall and roof level as well as top of mechanical equipment to verify adequate screening of roof mounted equipment.
  - k. Identify the location of equipment on building elevations by outlining the equipment with dash lines.
  - l. Ensure the screening material is made of durable material and provide screening product material including images or pictures of actual application.
11. Provide a narrative to detail what will be done in the vacant part of the property that is delineated as not in scope on the site plan.
12. Provide the NE 3<sup>rd</sup> Avenue cross section for the portion of property facing NE 3<sup>rd</sup> Avenue. Please provide an adequate landscape strip with adequate shade trees between the curb and a clear 7-foot wide pedestrian path to provide a safer, more usable and comfortable pedestrian environment. See image below:





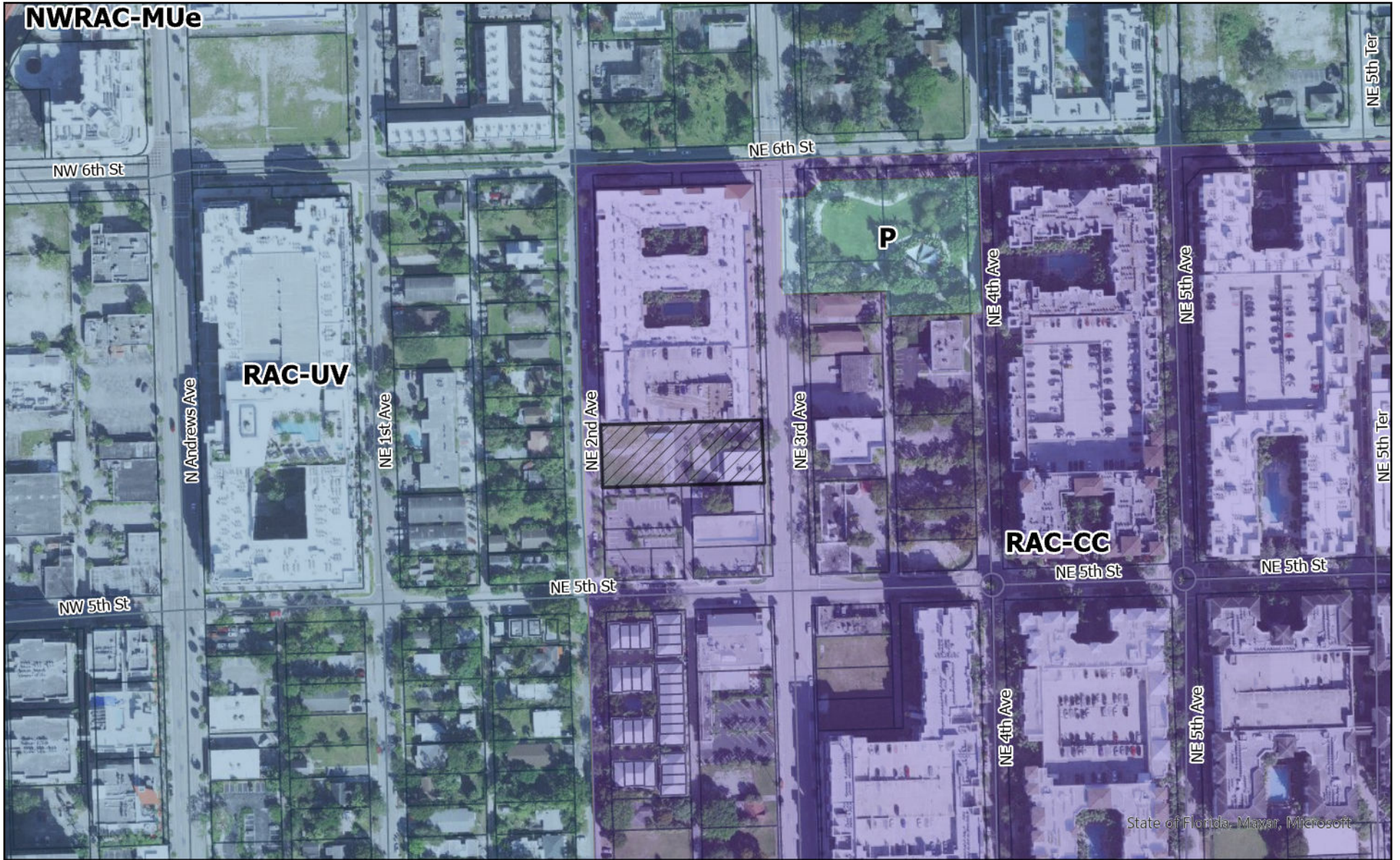
13. As proposed, the site plan is designed with the outdoor dining occupying the majority of the site surrounding the existing building leaving minimal space for adjustments, pedestrian plaza areas, and other site elements that would result in a greater public realm experience. Provide more pedestrian plaza space leading from NE 3rd Avenue to the outdoor dining area surrounding the existing building.
14. Delivery trucks currently stop in the middle of the right-of-way on NE 3<sup>rd</sup> Avenue taking up a lane of traffic when making deliveries to the proposed restaurant. Ensure that all deliveries and all loading and unloading activities are accommodated onsite and do not spill over into the right-of-way.
15. Provide photographs of the outdoor dining area at night and utilize Crime Prevention Through Environmental Design (CPTED) principals. Contact Police representative for additional information on CPTED principals.
16. Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, 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 Development Review Committee:

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. please schedule an appointment with the project planner Nicholas Kalargyros (Email: [NicholasK@fortlauderdale.gov](mailto:NicholasK@fortlauderdale.gov), or Phone: 954-828-5193) to review project revisions and/or to obtain a signature routing stamp.
2. Additional comments may be forthcoming at the Development Review Committee meeting.



# UDP-S23022 -511 NE 3 AVE - AQUÍ Bar & Kitchen

