



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 23, 2018

APPLICANT: John Coley Ritter Irrevocable Trust

PROJECT NAME: New River Brewing

CASE NUMBER: R18008

REQUEST: Site Plan Level II Review: Change of Use from Warehouse to Restaurant with Outdoor Dining and Shared Parking

LOCATION: 200 SW 6th Street

ZONING: RAC-SMU (Regional Activity Center – Southwest Mixed Use)

LAND USE: Downtown Regional Activity Center (D-RAC)

CASE PLANNER: Nicholas Kalargyros



Case Number: R18008

RIGHT-OF-WAY / EASEMENT DEDICATION(S) REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. Provide 10' x 15' (min.) Utility Easement dedication for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access).

CASE COMMENTS:

A. Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments in Section A (additional comments may be required based on subsequent plan revisions):

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 Rohan Punit at 954-828-5859 or rpunit@fortlauderdale.gov.
 - b. Coordinate all transportation related requirements with Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov with the Transportation & Mobility (TAM) Department to meet the Transportation aspect of the Adequacy requirements.
2. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting / re-platting. The documents from BCPC shall be submitted to the City's engineering reviewer; the BCPC may be contacted at (954) 357-6695.
3. 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.

Property lines, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

Please be advised that the boundary survey provided is not based on Standard Title Commitment or Opinion of Title.

4. Discuss status and provide background of existing encumbrances such as easements (including whether public or private) shown on 'Record Land Survey': 10' Utility Easement located along west, north, and east property boundaries. Please be advised that vacation of any platted Utility Easement requires a separate DRC submittal, DRC staff support, and City Commission approval.



5. Discuss if existing 10' Utility Easement along west property boundary (i.e. fronting SW 3rd Avenue) is a public easement. If so, contact the City's Public Works Department to confirm the location of any public utilities (i.e. storm drain, sewer, and water) within the Utility Easement, and obtain a 'letter of no objection' for construction of the proposed 'chiller' structure, and any landscape trees and irrigation located within their Utility Easement. Otherwise, please be advised a 'letter of no objection' may be required from each private utility owner that has an interest in this Utility Easement.
6. Show and label existing storm drain inlet, located near southwest corner of proposed development (within SW 3rd Avenue Right-of-Way), in 'Record Land Survey' and plans as appropriate.
7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in [ULDR Section 47-35](#).
8. Please be advised that proposed 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; including building doors that open into SW 6th Street Right-of-Way (north side of 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; in cases where a hard surface or drive which is adequate to support the combined full weight of the bulk container, the enclosure and service vehicles does not exist, a 10' wide hard surface extension directly in front of the bulk container shall be required for purposes of emptying the container.
9. Proposed exterior building doors shall not open into adjacent sidewalk, ADA accessible path, or drive aisle areas; instead, consider recessing into building to enhance pedestrian safety.
10. Sheets A-2 & A-3 (Building Elevations): Show and label existing Right-of-Way and horizontal building clearances on all building elevation / section details, as appropriate. Sheet A-3 Building Elevations don't appear to be consistent with corresponding Sheet SP-1 Site Plan and Sheet A-1 Floor Plan.
11. Coordinate with TAM the minimum required curb radius at southeast corner of SW 6th Street & SW 3rd Avenue intersection (adjacent to the proposed development), as well possibly deleting proposed sidewalk connection to the north.
12. Show and label on Site Plan 7' (min.) clear sidewalk width for public pedestrian access along development side of SW 3rd Avenue and SW 6th Street, to be located within City Right-of-Way; coordinate required sidewalk width with TAM.
13. Continue concrete sidewalk across SW 3rd Avenue driveway access point; 'possible sidewalk café area' along SW 6th Street (adjacent to the proposed development) appears too close to adjacent vehicular travel lane.
14. 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.
15. For surface or ground-level parking lot layout:



- a. ADA parking spaces serving a particular building shall be located on the shortest safely accessible route at least 44 inches wide that users will not be compelled to walk or wheel behind parked vehicles; show and label ADA accessible route(s) serving proposed development.
 - b. Dimension width of existing driveway connections, drive aisle, and clear width and depth of parking stall closest to eastern property boundary.
16. Verify and discuss ADA accessibility design for sidewalk improvements along SW 3rd Avenue and SW 6th Street, especially ground floor access to the proposed interior remodeled 'Brewery / Restaurant / Storage' building (along the entire perimeter), as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate.
 17. 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.
 18. Coordinate with Public Works – Utilities Division for any connections to and/or demolition of existing City infrastructure along SW 3rd Avenue and SW 6th Street:
 - a. For Storm Drainage, contact Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov.
 - b. For Sanitary Sewer, contact Steve Roberts, Jr. at 954-828-7855 or srobertsjr@fortlauderdale.gov.
 - c. For Water Distribution, contact Keith Hutchison at 954-828-7682 or khutchison@fortlauderdale.gov.
 - d. For City Utility Atlas Maps, GIS, and as-built information, to help accurately plot and label utilities in the vicinity of proposed work, email plan@fortlauderdale.gov.
 - e. Provide flow test results; submit the application to Water Billing Division, available online at the City's website at <http://www.fortlauderdale.gov/home/showdocument?id=22765>.
 - f. Provide written correspondence between the Public Works – Utilities Distribution and Collection Division and the Engineer of Record.
 19. Show location of existing building roof drains, and their connection(s) to the existing 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. Provide support data that this site meets the fire hydrant locations and distribution as per the National Fire Protection Association (NFPA) Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
 22. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons " and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
 23. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.



24. Applicant shall typically not connect the on-site drainage system to those within the adjacent public Right-of-Ways of FDOT, BCHCED, and the City; otherwise, provide written correspondence from the appropriate jurisdiction that authorizes maintaining an existing connection.
25. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
26. Please note that any road cuts for utilities or curb cuts within in the City Right-of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108; show and label in plans as appropriate.
27. Please prepare and submit the following exhibits which clearly define the following (as applicable):
 - a. Right-of-Way / Easement Dedication / Vacation Exhibit.
 - b. Maintenance Agreement Area Exhibit.
 - c. Revocable License Agreement Area Exhibit.
28. Please be advised that 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.
29. Prior to Final DRC sign-off, document with digital photos (including Key Map) and/or videos of the existing condition of the City's Right-of-Way adjacent to the proposed development. Photos (not Google Street View images) and/or videos should include vantage points of the entire City Right-of-Way frontage adjacent to the proposed development, from both directions along City roadways and/or alleys, as well as of any other notable existing features.

B. Prior to Building Permit (Engineering) Approval, please respond to the following review comments in Section B:

30. Prepare and submit the following Civil Engineering drawings as part of DRC submittal, signed and sealed by a Florida registered professional Civil Engineer:
 - a. Paving, Grading, and Drainage Plan, including any existing public storm drain infrastructure adjacent to the proposed development (show all pipe materials and sizes on the plan) to demonstrate how stormwater runoff will remain onsite (provide sufficient spot elevations around building footprint, landscape areas, and property lines). Please be advised that all proposed storm drains with City Right-of-Way shall be constructed with Reinforced Concrete Pipe (RCP).
 - b. Water and Sewer Plan, including any existing water mains, force mains, gravity mains, etc. (show all pipe materials & sizes on the plan). Please be advised that all proposed water mains constructed within City Right-of-Way shall be Ductile Iron Pipe (DIP).
 - c. Erosion and Sediment Control Plan, to be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies. Please be advised that proposed silt fence taller than 30" is not allowed within sight triangles.
31. Bike racks (if recommended by TAM) shall be located within the proposed development property lines, and outside sight triangles, easements and dedications.



32. Dimension typical roadway travel lane widths on the Site Plan for the proposed development side of SW 3rd Avenue and SW 6th Street.
33. Provide and label typical roadway cross-sections for the proposed development side of SW 3rd Avenue and SW 6th Street: at driveway access points and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate.
34. Coordinate with Stephanie McCutcheon at 954-828-5054 or smccutcheon@fortlauderdale.gov regarding trash and solid waste disposal, dumpsters, and recycling; please be advised that per ULDR Section 47-19.4.D.7, dumpsters serving restaurants require grease traps, oil / sand separators, and drains connecting to sanitary sewer.
35. Provide drainage pipes to drain structural soil (per Silva Cell specifications or approved equal) at proposed tree planting areas; coordinate Civil plans with Landscape plans as appropriate.
36. Show all existing and proposed utilities on the landscaping plans for potential conflict.
37. Provide dedicated fire service connection (i.e. not combined with domestic water service connection), as applicable per the NFPA guidelines, for the proposed development. Buildings with fire pumps must have an adequate and reliable capacity and shall be of single supply as per AHJ per NFPA 24 2.3. Per NFPA 13 23.1.3.2 (2007 ed.), when a single supply serves a main less than 6 in., then it may serve both domestic and fire systems. If fire main required is larger than 6 in. must be single use and dedicated to fire service.
38. Please be advised that Drainage Well, Backflow Preventer, etc. assemblies shall be located within proposed development, and not within the City's Right-of-Way or permanent easements; coordinate proposed location(s) within the respective FDOT and BCHCED jurisdictions as appropriate.
39. Submit the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
40. Please be advised that all proposed improvements within or adjacent to the FDOT, BCHCED, and City Right-of-Ways are subject to coordination with and issuance of a permit from the said entities (for proposed driveways, sidewalks, etc.), as well as the execution of an agreement that authorizes those entities for removing the improvements for any public purpose in the future. The Applicant shall also execute a maintenance agreement with the appropriate FDOT, BCHCED, and City entities attesting that all improvements, including landscaping, hardscaping, drainage system, lighting, etc., proposed within or adjacent to the public Right-of-Way will be maintained by the Applicant throughout the life of the improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

41. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Howard Clarke at 954-357-5760 or hoclarke@broward.org at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit



Division at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.

42. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to the engineering reviewer.
43. Route and obtain approval from Broward County Traffic Engineering Division on pavement marking and striping plans within City Right-of-Way.
44. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
45. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:
 - a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
 - 1) Include a narrative for each phase along with roadways utilized for materials delivery.
 - 2) Clearly show boundaries of the site, dimensions, and names of all streets and alleys, direction of travel, bike lanes, on-street parking, and sidewalks.
 - 3) Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations.
 - 4) Show location, type, and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of the fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles.
 - 5) Show location and type of construction crane(s), including span radius.
 - 6) Indicate location and number of portable restrooms, dumpsters, and trash chutes.
 - 7) Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with NF.P.A.1, Chapter 29.
 - 8) Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code.
 - 9) Indicate location and time frame of any street closures (part or entire street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more.
 - 10) Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase.
 - 11) Show location of parking for inspectors and construction personnel. Include all off-site parking – location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show the route of the shuttle.
 - 12) Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into the street.
 - 13) Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This



may be shown in a separate drawing, prepared at an appropriate scale in order to illustrate route through the City.

- 14) Indicate where and how concrete trucks will stage during multiple yardage pours.
 - 15) Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving the site from vehicular traffic.
 - 16) Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan.
 - 17) Show locations of truck wash-off area and procedures, including tires and concrete chutes.
 - 18) Indicate schedule for street sweeping of periphery of the construction site.
 - 19) Indicate if dewatering is proposed.
46. Obtain a dewatering permit from the Broward County Environmental Protection Department (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954-519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.
47. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
48. 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.
49. Please note that any lighting within the City's Right-of-Way shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source and will require an engineering permit. Any new lighting system powered by private source shall require a Revocable License Agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the Right-of-Way. Please contact the Facilities Maintenance Office, David Smith at 954-828-6560, for information concerning the lighting within the City's Right-of-Way.
50. Obtain a franchise utility engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's Right-of-Way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
51. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at 954-828-7809 or rjohnson@fortlauderdale.gov, as well as proposed methods of noise, vibration, and odor mitigation.



Case Number: R18008

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. *Communications network*. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduit be installed to support a BDA system within the building. Conduit locations will need to be determined by a qualified BDA designer/installer with local knowledge. A qualified BDA designer/installer with local knowledge will need to take signal strength measurements within all areas of the structure after the shell, interior structures and windows are complete. A computer generated "heat map" showing the measured signal strengths within all areas of the proposed structure shall be required. If this computer generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required.
3. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project. The BDA contractor shall provide signal strength calculations and computer generated heat maps showing measured signal strengths found within the completed building to the City's Assistant Telecommunications Manager.
4. Please review Chapter 1, Section 118 of the Broward County Building Code.
5. Additional guidance may be obtained from Gary Gray, Assistant Telecommunications Manager/Radio Systems Manager by contacting him via e-mail. All heat map documentation shall accurately depict interior partitions, support columns and other internal structures that can impact radio wave propagation.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.



Case Number: R18008

CASE COMMENTS:

Please provide a response to the following:

1. Provide landscape plans.
2. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
3. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 - a. tree number for each
 - b. botanical name and common name for each
 - c. trunk diameter, in inches, at chest height for trees
 - d. clear trunk in feet for palms
 - e. condition percentage as a number for each
 - f. indicate status for all existing trees/palms on site (remain, relocate, remove)
4. Provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15.
5. Additional comments may be shared at time of re-review.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

6. A separate sub-permit application for Tree Removal & Relocation, and General Landscaping for site are required at time of master permit submittal.
7. 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.
8. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



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CASE COMMENTS:

No Comments.

GENERAL COMMENTS

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



Case Number: R18008

CASE COMMENTS:

1. Please provide a 7 foot sidewalk along SW 3rd Ave.
2. Please provide a survey.
3. Bicycle parking is encouraged. Consult the APBP Bicycle Parking Guidelines 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.
4. Please consider enhancing the pedestrian experience by providing interactive public art works, seating, and shade along all sidewalks to promote multimodal travel.
5. 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.
6. Additional comments may be provided upon further review.
7. 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.



Case Number: R18008

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 listing of officially-recognized associations is provided on the City's website at: <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 Downtown Regional Activity Center 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. Please note the following conditions were added to the previously approved Administrative Review approval for the change of use (Case Number: A16009):
 - a. Landscaping will require four (4) shade trees in the improved landscaping area along SW 6th Street;
 - b. Add ADA truncated domes at each sidewalk end;
 - c. Add ADA path from the relocated ADA parking space to the backdoor of the building; and,
 - d. Further expansion of the uses within the space will require the review and possible streetscape improvements along SW 3rd Avenue.

Due to an expansion of uses within the space, the additional improvement of a sidewalk will be required along SW 3rd Avenue.

4. Per ULDR Section 47-20.3.G. Shared Parking.
 - a. The Development Review Committee (DRC) may authorize a parking reduction for a development site with multiple uses upon the review of a shared parking study that demonstrates that the uses are in close proximity to one another and have different peak parking demands and operating hours.
 - i. Shared parking study. The shared parking study shall clearly identify the uses that will use the shared spaces at different times of the day, week, month or year subject to the following:
 1. The shared parking study shall be based on the Urban Land Institute's (ULI) methodology for determining shared parking, or other generally accepted methodology;
 2. The shared parking study shall address the size and type of activities, the composition of tenants or, uses, the rate of turnover for proposed shared spaces, and the anticipated peak parking and traffic demands;
 3. The shared parking study shall provide for no reduction in the number of handicapped spaces;
 4. The shared parking study shall provide a plan to convert reserved space to required spaces; and,
 5. The shared parking study shall be approved by the City Engineer prior to submittal, based on the feasibility and observations of the uses to share the parking due to their particular peak parking and trip generation characteristics; and
 6. Shared use parking approval shall only be valid for those uses as indicated in the study;
 7. If a parking reduction is approved under the provisions of this section, such approval shall be evidenced by the issuance of an order in the manner prescribed in Section 47-20.3.A.8 of the ULDR.



- ii. Change in use. Should any of the approved uses as indicated in the approved shared parking study change, or should the Zoning Director or City Engineer find that any of the conditions described in the approved shared parking study or parking reduction order no longer exist, the owner of record shall have the option of submitting a revised shared parking study in accordance with the standards of this section or of providing the number of spaces required for each use as if computed separately.

Please respond to this comment by providing a point by point written narrative on letterhead, with date and author indicated, outlining the compliance with ULDR Section 47-20.3.G.

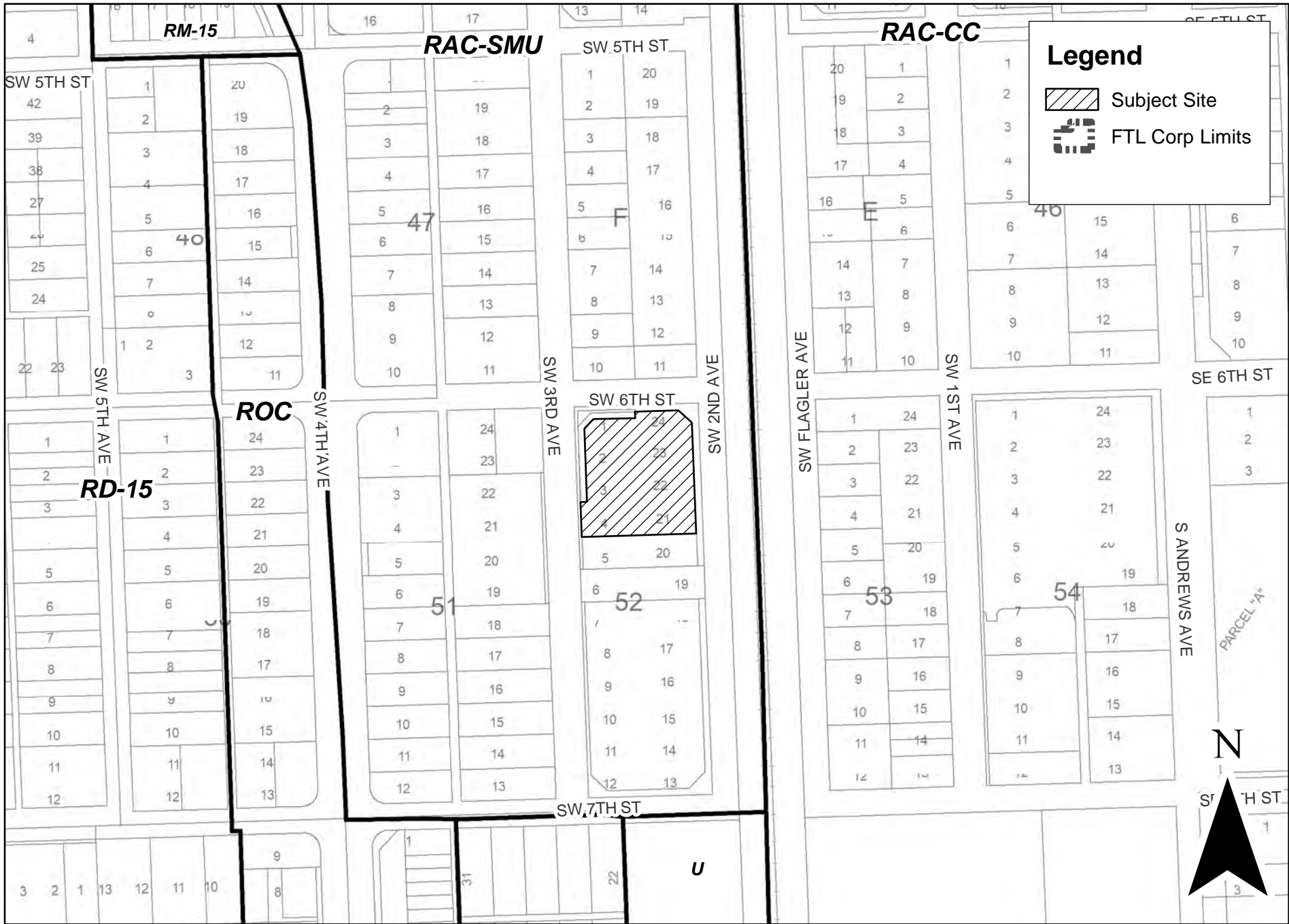
5. It is strongly recommended that bicycle parking be located in visible, well-lit areas as close as possible to pedestrian entryways/doors is provided. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered. Show internal secured bicycle racks and/or external bike racks on the site plan. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide.

GENERAL COMMENTS:



The following comments are for informational purposes.

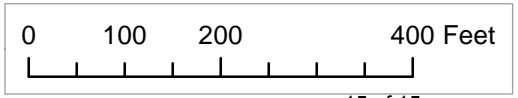
Please consider the following prior to submittal for Final Development Review Committee:

6. Provide a written response to all Development Review Committee comments within 180 days.
7. Additional comments may be forthcoming at the Development Review Committee meeting.



Legend

-  Subject Site
-  FTL Corp Limits



R18008