



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: November 28, 2023

**PROPERTY OWNER /
APPLICANT:** Fort Lauderdale Downtown Development Authority

AGENT: Stephanie J. Toothaker, Esq.

PROJECT NAME: Huizenga Park Restaurant

CASE NUMBER: UDP-S23056

REQUEST: Site Plan Level II Review: Huizenga Park 12,688 Square-Foot of Restaurant Use with 5,846 Square-Foot of Outdoor Dining

LOCATION: 32 E Las Olas Boulevard

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

LAND USE: Downtown Civic Association

CASE PLANNER: Michael Ferrera



Case Number: UDP-S23056

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Specify height and area compliance per Chapter 5 of the 2020 FBC.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC.
8. Reference the Florida Building Code 7th edition on plan for the proposed development per section 101.2 of the 2020 FBC.

GENERAL COMMENTS

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

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

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

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: UDP-S23056

CASE COMMENTS:

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

1. Submitted site and engineering plans are not clear for review. Plans contain many layers of existing/proposed development and a multitude of hatches, line-types and transparencies that do not provide a clear depiction of the proposed development.
 - a. Plans must have enough information and clarity to indicate the location, nature, and extent of the proposed work.
 - b. The plans must contain property lines and dimensions from proposed work to property lines.
 - c. Plans must demonstrate conformance with ordinances, rules, codes, and engineering standards.

In addition, any proposed improvement outside of the project limit must be identified with a case or permit number in which the improvement was accepted by the Development Service Department or removed from the plan. Note, an improvement that serves this project may not be deferred to another case which has yet to receive approval.

2. The 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.).

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 clarity and additional/ revised information is provided on plans.

Case Number: UDP-S23056

CASE COMMENTS:

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

1. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-permits-forms-and-information/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
2. Remove paving and landscaping from the Utility Plan.
3. The Utility Plan shows proposed drainage, water and sewer utilities that are outside the Permit Area Limit. Some of proposed design for the gravity sewer and drainage goes against the City standards:
 - a. Proposed 6-inch gravity sewers are connected to the existing manhole – the connections have to be made to a gravity pipe via wyes.
 - b. Proposed gravity sewer that follows the property line must be relocated inside the property with appropriate setback.
 - c. Sanitary sewer clean outs must be provided at property line per City standards.
 - d. Proposed on-site drainage system appears to be connected to the City drainage system – please remove the connection or provide clarification on how it was approved.
 - e. There appears to be a proposed water service connection south of the proposed building in the right of way – please provide clarification and label appropriately.

Please provide clarification on how the design elements listed above were approved, otherwise they have to be removed from the plans or included in the Permit and brought into compliance with City standards.

4. Provide double valves at 4-inch service tap per City requirements. If it is a Fire service – please label appropriately.
5. Indicate where the existing fire hydrant will be relocated.
6. Proposed 2-inch meter must be placed in the Right of Way by the property line.
7. The proposed gravity sewer north of the building appears to have a loop – please provide clarification for this design.
8. Conceptual Paving, Grading, and Drainage Plan:
 - a. Remove landscaping from the Paving, Grading, and Drainage Plan
 - b. 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, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets.



- 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.
 - i. Provide proper drainage for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.
 - ii. If exfiltration trench is proposed, provide a drainage inlet (per City standard details and specifications) on each end of exfiltration trench system located within City Right-of-Way.
 - d. 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 water quality, and the 10-year/1-day storm event drainage criteria).
9. 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. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. 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.
 10. Show and label all existing and proposed utilities (utility type, material and size) on landscaping plans for potential conflict. 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.
 11. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
 12. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.
1. Advisory: 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.



Case Number: UDP-S23056

CASE COMMENTS:

Please see comments below. Additional comments may be forthcoming once this requested information is submitted on resubmittal for restaurant.

1. Please be aware that at the time of building permit application you will be required to use the FEMA Flood Insurance Rate Map in effect at that time. If your plans are being designed to the 2014 FIRM Flood Insurance Rate Maps and when you make application for a building permit, you will use the Flood Insurance Rate Maps in effect at that time. Flood zones may also change, and applicants will be required to meet the Base Flood Elevation (BFE) + 1' freeboard = FFE of that particular flood zone in effect at time of building permit application. This is why the preliminary flood zone information has also been provided to you. See link: <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/>

2. The Base Flood Elevation currently (AH, BFE 5' NAVD 88) under the 2014 FIRM. The preliminary flood maps show (Panel 557J, AE), (BFE 6')

3. Show the Finish floor elevation on the following sheets (A-101 1st floor plan), (sheets A-201, A-202, A-203, A-301). Please use the NAVD 88 datum and show in feet (example 7' NAVD 88)

References

(Code of Ordinances, Chapter 14),

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

Florida Building Code (7th edition) Flood Resistant Provision

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

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



Case Number: UDP-S23056

CASE COMMENTS:

Please provide a response to the following.

1. Area of permit overlaps into landscape areas reviewed within the Administrative review case. If the area of review was only the structure (shell only) and not extending into the landscape areas, for the Landscape Department the comment would be "Non-Applicable".
 - a. Please verify which project will be responsible for the "Permit Area Limit" as shown on sheet C-300.
 - b. If the landscape area shown to be under this case, please provide all related landscape information.
 - c. Adjustment to the Administrative review case UDP-A23054 will be required if this area is to be addressed under this DRC case.

2. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:



Case Number: UDP-S23056

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.
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 with focus on entry/exit points, elevators, cash management areas, and common areas. It should be capable of retrieving an identifiable image of a person.
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. All lighting and landscaping should follow CPTED guidelines.
8. Permanent outdoor seating should be avoided, and external lighting and sound systems should be considered to deter after hours loitering.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S23056

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. 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).
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthened 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.
10. 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.
11. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
 - *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS

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

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



Case Number: UDP-S22056

CASE COMMENTS:

1. Please revise the traffic impact statement so the trip generation is generated based on gross floor area for the proposed restaurant instead of seats being the trip generated. Outdoor seating gross floor area should be included in this trip generation.
2. A valet parking agreement shall be required for the proposed valet operation. Below is a link to the city of Fort Lauderdale valet parking application:
<https://www.fortlauderdale.gov/government/departments-i-z/transportation-and-mobility/parking-services/valet-parking-permit>
3. Be advised there is currently an approved valet operation on the east side of SE 1st Avenue that may conflict with this proposed operation and may affect this approval.
4. Identify, label, and graphically represent where the Valet operation and Valet stand will be located, stand shall not block access to public travel lanes
 - a. Identify where the vehicles will be parked
 - b. Label the VRS's
 - c. Graphically show where the valet stand is and where pick up and drop off will occur.
5. Submit a valet queuing analysis for the proposed valet operation using ITE queuing methodology.
 - a. The service rate shall account for the time of the valet attendant to receive the vehicle, drive the vehicle to the garage, and walk back to the valet stand.
 - b. Assume 30 seconds to receive the vehicle from the guest.
 - c. Use a rate of 29.3 feet/second to cover the distance for the valet attendant to drive the vehicle from the valet stand to the furthest valet parking stall from the valet stand.
 - d. Use a rate of 4.5 feet/second to cover the distance for the valet attendant to walk from the furthest parking stall in the garage from the valet stand back to the valet stand.
 - e. Update the site plan in the queuing analysis to reflect the new proposed operation.
6. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking, 50 spaces or more, are required to have a minimum 6 vehicular reservoir spaces.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
7. All circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the public right of way. Provide auto turn vehicular paths to depict how the valet circulation and loading and unloading in public right of way will work. Vehicle turning movements shall not protrude into adjacent private property on the east side of SE 1st Avenue.



8. The city reserves the right to meter on street parking stalls on the public right of way at any time.
9. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
10. Provide a minimum of seven (7) feet wide on **SE 1st Avenue**. This minimum is in reference to clear, unobstructed pathways -Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
11. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
12. 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. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
13. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces will not count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
14. 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.
15. 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-S23056 – Huizenga Park Restaurant, Outdoor Seating and Landscape and Hardscape

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: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-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 project is subject to either: (1) a 30-day review period by the City Commission, or (2) potentially subject to approval by the City Commission for deviations. The applicant will be required to submit a separate application if the project is placed on the City Commission agenda and the applicant is responsible for all public notice requirements. 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 (954-828-5265).
3. 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.
4. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before February 23, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the city and the applicant may be required to refile a new application and fees to proceed unless applicant submits a waiver of these timeframes as provided in the completeness email from the City.
5. Be advised there is a concurrent application under review for the remainder of site that is being processed administratively, Case No. UDP-A23054, which must be completed in conjunction with this application.
6. 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](#)
7. 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.
8. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.



9. 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 Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, 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.

Following review of the land use and development history of the property, it has been determined that there is a moderate probability to encounter previously undocumented cultural resources. Monitoring of ground disturbing work by a professional archaeologist, who meets the Secretary of the Interior's Professional Standards for such work as set forth in 36 CFR part 61 as amended, is required.

A Letter of Agreement from a professional archaeologist must be submitted in coordination with building permit applications for demolition and new construction to perform work outlined within the attached letter. A final monitoring report must be submitted by the archaeologist to Trisha Logan prior to issuance of Certificate of Occupancy. For any questions, please contact Trisha Logan, Principal Urban Planner, at tlogan@fortlauderdale.gov or 954.828.7101.

10. The cover letter provided needs to clearly define the purpose of the Site Plan Level II. It states that this review is for improvements to the restaurant and adjacent city-owned right-of-way. However, the submittal for the Site Plan Level I Administrative Review also states improvements to city-owned right-of-way. More information is needed as it relates to the specific improvements being proposed to the adjacent right-of-way for each application submitted to clarify if improvements are outside of the shaded outdoor restaurant terrace, landscape and hardscape are being proposed.
11. Provide more information as it relates to the operations of the proposed valet parking. There is currently a valet parking operation, ingress and egress, and loading at the Hyatt Centric Las Olas, which is directly east as well as access to the Las Olas River House which will conflict. Provide vehicle movement plan for this area that demonstrates safe movement of vehicles in the street and identify the location for the valet parked cars.
12. As per the proposed plans, it appears that access will be restricted along SE 1st Avenue. Note that access cannot be restricted.
13. Sheet C-300 depicts the restaurant square footage at 6,142 square feet; however, the narrative depicts the square footage at 12,688 square feet.
14. Provide correspondence from Riverwalk regarding the proposed project stating that the improvements meet the Riverwalk Master Plan.
15. 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 northwest and northeast portions of the site.
16. Provide the following changes on the site plan:
 - a. Clearly depict the full scope of this project. There are dining terraces, landscaping, generator, and stairs both inside and outside of the project scope.



- b. Provide an appropriate site data table. The data table shall include information such as required and proposed sections, site area (square feet and acres), landscape area, setback table (required vs. provided), open space (required vs. provided), etc.
 - c. Clearly label the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Provide a details sheet for the dumpster enclosure.
 - d. Depict location of lighting poles, benches, and bicycle racks.
17. Provide the following changes to the elevations:
- a. The east façade faces SE 1st Avenue. More emphasis should be placed on enhancing this façade by including similar materials as provided throughout the rest of the building. In addition, there is a future exhaust fan zone proposed in the same elevation. More information is needed as to the size and style of the exhaust fan and how it will be perceived from SE 1st Avenue.
 - b. Provide additional information on the patterns proposed in the stucco on the east, north and northwest facades.
 - c. Provide detailed information on the use of the plants and planters.
18. The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

Principles of Street Design

- a. S-3, Maximize on-street parking except on major arterials.
- b. S-4, Provide adequate bike lanes in a planned network (next to on-street parking: 5 feet; next to travel lane: 4 feet. Provide how this is being met.
- c. S-7, Maximize spacing for street trees: Palms 22 feet; Shade trees 30 feet. Provide dimensions for each.
- d. S-8, Minimum horizontal clearance from building face for trees: Palms 6 feet; shade trees 12 feet. Provide dimensions for each.

Principles of Building Design and Storefronts

- e. B-8, Surface parking: discourage frontage and access along 'primary' street.
- f. B-10, Encourage main pedestrian entrance to face street.
- g. B-12, Encourage pedestrian shading devices of various types. Provide information on how this is being achieved.
- h. B-18, Mitigate light pollution. Provide more information as to how this is being achieved.
- i. B-19, Mitigate noise pollution. Provide more information as to how this is being achieved.

Quality of Architecture

- a. Q-3, Durability and Quality of Materials: Encourage high-quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors. Specifically, emphasize similar materials utilized throughout the building on the east façade.
- b. Q-7, Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building.

Storefronts

- a. SF-3, Encourage durable materials for ground floor retail and cultural use.
- b. SF-4, Encourage 15-foot minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.
- c. SF-5, Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.
- d. SF-6, Encourage pedestrian shading devices of various types (min 5-foot depth). Provide more information as to how this is being achieved.

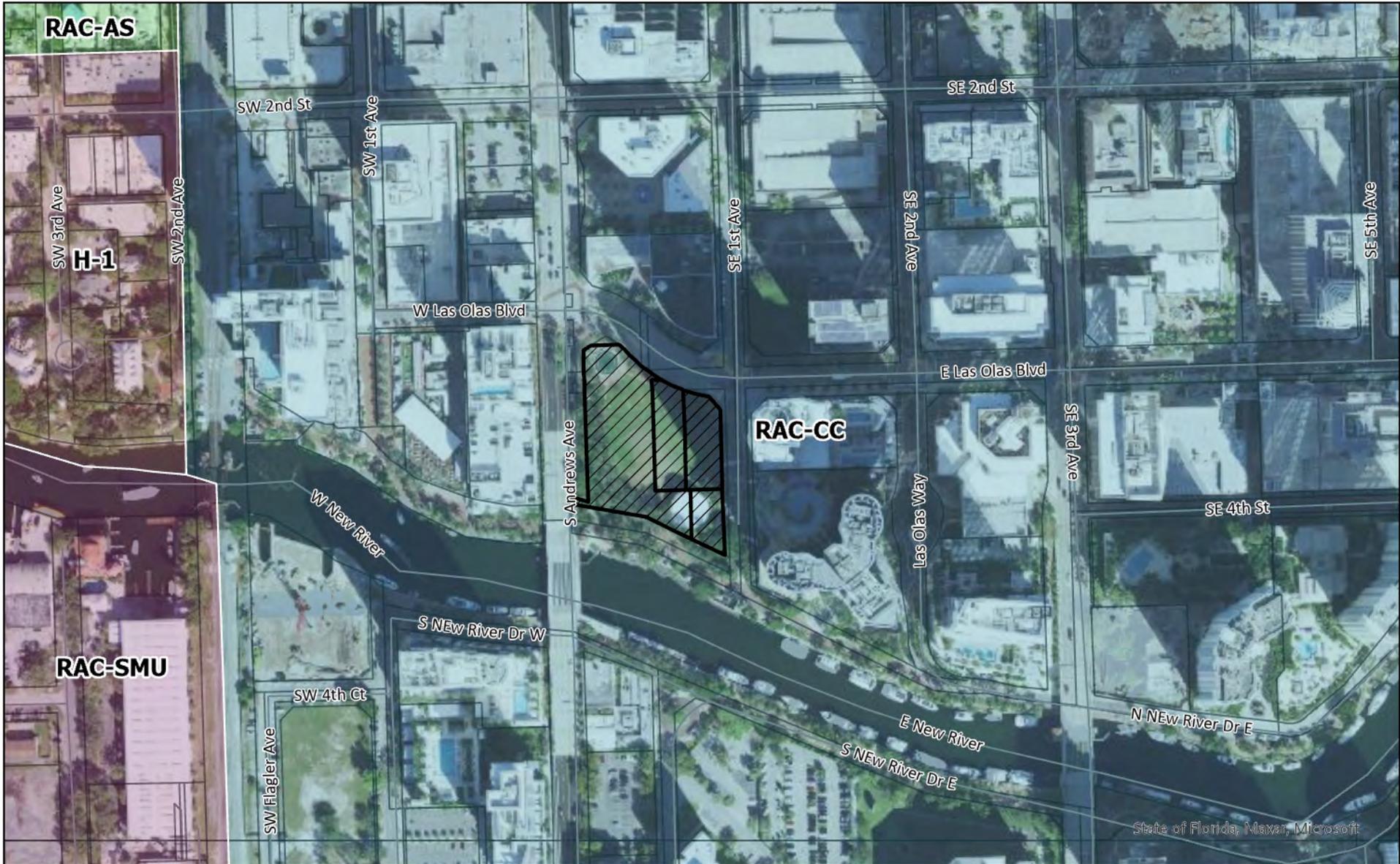


- e. SF-8, Encourage well-designed night lighting solutions. Provide a plan sheet and comment response depicting how this is being achieved.
19. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
- a. Provide roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening.

GENERAL COMMENTS

The following comments are for informational purposes.

20. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to, charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels, and green roofs.
21. When resubmitting, the plan set shall be uploaded as one (1) pdf document under the "supporting documents" dropdown. Any other supporting documentation can be submitted as individual PDF's.



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