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December 17, 2018

VIA HAND DELIVERY

LEE R. FELDMAN, CITY MANAGER
SARAH SPURLOCK, NIGHTTIME ECONOMY MANAGER
BARBARA SMITH, SPECIAL EVENTS COORDINATOR
CITY OF FORT LAUDERDALE
100 N ANDREWS AVE,
FORT LAUDERDALE, FL 33301

**Re: Sails Ventures, LLC - Pier Sixty-Six South Temporary Events
Special Event Permit Application**

Dear Lee, Sarah, and Barbara:

This firm represents Sails Ventures, LLC (“Applicant”), which is owned by Tavistock Development Company (“Tavistock”). Tavistock owns the properties located at 2301, 2150, 2170, and 2202 SE 17th Street, Fort Lauderdale, FL 33316, which are commonly referred to as “Pier Sixty-Six North” on the north side of 17th Street Causeway and “Pier Sixty-Six South” on the south of 17th Street Causeway. Applicant hereby requests approval of twenty (20) Special Event Permits for a non-permanent indoor-outdoor recreational venue, (“Pier Sixty-Six South Temporary Events”, to be formally named later), located at 2150 Southeast 17th Street, Fort Lauderdale, FL 33316 (the “Property” or “Pier Sixty-Six South”) commencing on May 1, 2019 for the duration of five (5) years. Please see a description of the request below.

I. EVENT DESCRIPTION

Pier Sixty-Six South currently includes a marina but is largely comprised of an approximately 6.93 acre (302,043 square feet) vacant lot and parking lot located south of 17th Street Causeway and abutting the Intracoastal Waterway. The site is approximately 2.25 acres (98,220 square feet) on the parcel of land located along the Intracoastal Waterway on the northwest portion of the Property.

Applicant proposes re-adapting this portion of the vacant Property to launch Pier Sixty-Six South Activation, a waterfront indoor-outdoor recreational venue activating the underused lot for the community. The evolving weekly community programming includes neighborhood friendly happy hours, brunches, open-air activities for the entire family such as yoga, children’s activities, farmers markets, local artist displays and musical performances. The indoor, air-conditioned facilities and open-air patio and lawn space can also be reserved to host private functions which are subject to event management approval, participation and supervision. The venue would not be available for rent, rather it could be booked, similar to the Pier Top and other existing hotel ballroom facilities. Amaury Piedra, General Manager of Pier Sixty-Six Hotel and Marina, is the Event Coordinator.

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CAM 19-0059
Exhibit 1
Page 1 of 5

The approved Development Agreement between the City of Fort Lauderdale and the Applicant governs the Pier Sixty-Six North and South parcels. Section 3.2.1 of the Development Agreement approved by the City of Fort Lauderdale City Commission on July 10, 2018, provides the following:

The City acknowledges and agrees that Developer may apply for a Special Event Permit as provided for in the ULDR to construct temporary uses on Pier 66 South that include but are not limited to the use of *semi-permanent structures including, tents, shipping containers, food trucks, air streams, and the like*, subject to review and approval pursuant to the Florida Building Code South Florida Edition together with the Broward County amendments, in effect at the time, and that the effective liquor license associated with Pier 66 North may be used on Pier 66 South due to the common ownership of the parcels, subject to any applicable State regulations, or in the alternative that the Developer can place an alcoholic beverage license(s) including a 2 COP, 4 COP quota, or a 4 COP SFS at any time. Developer agrees to file a Special Event Permit Application as that term is provided for in the City Code of Ordinances and ULDR and follow any prescribed procedures for said permit. Nothing contained herein shall grant Developer any exemption nor limit or restrict the powers and responsibilities of the City in acting on such applications in its regulatory capacity.

The Development Agreement provides that Applicant may apply for Special Event Permit applications on Pier Sixty-Six South to construct temporary uses including, but not limited to, the use of semi-permanent structures such as the structure proposed on this site plan. The proposed temporary structure includes a one-story, 5,000 square foot, air conditioned tent structure with an indoor bar and seating areas, outdoor lawn areas with games, various seating options and two temporary bars, as well as several food outlets and executive-style restroom trailers. The food outlets, in the form of food trucks or similar container structures as governed by the Development Agreement, will be located along the northwest area of the site on the existing pavement as far away from Harbor Inlet as possible. While temporary in nature, the food outlets are intended to stay in place and only rotate every few weeks or months. The proposed semi-permanent structure is subject to building permitting review and approval by the City of Fort Lauderdale.

The site's existing pedestrian and vehicular ingress and egress along SE 17th Street Causeway will remain unchanged and will at no time be blocked or amended. The existing driveway entrance on the northeast area of the site along SE 17th Street Causeway will accommodate vehicular access and the northwest area will accommodate the food truck, marina, and employee entrance. A new pedestrian walkway will be added along Harbour Inlet Drive to accommodate nearby residents who might choose to walk or bike to the Property. The Property will accommodate one-hundred sixty-one (161) parking spaces, including six (6) ADA accessible parking spaces. Recycling and sustainability will be encouraged throughout the duration of the event by providing a waste receptacle and the appropriate number of bins where they are needed. Storage and trash will be adequately screened from view. The Event Coordinator anticipates a maximum attendance of approximately two hundred ninety five (295) at peak times and a sustained attendance of seventy-five (75). Any event at Pier Sixty-Six South which would exceed the maximum attendance at any one-time will require a separate event application and City Commission approval. **No road closures are planned.**

a. Permitted Uses in the Boulevard Business (B-1) Zoning District

The Property is zoned Boulevard Business ("B-1") with an underlying land use of Commercial. Bars, cocktail lounges, restaurants and accessory outdoor dining areas, and outdoor activities are permitted uses pursuant to the list of permitted and conditional uses in the- B-1 zoning district in the City's Unified Land Development Regulations ("ULDR"), Sec. 47-6.11. Currently, the approved site plan for Pier Sixty-Six

South, which is valid until September 21, 2033 pursuant to the Development Agreement, includes these as-of-right uses, specifically two (2) lounges/bars totaling 2,000 square feet, 16,100 square feet of meeting space, and three (3) restaurants totaling 11,700 square feet that can be built today pursuant to the approved site plan (the "Sails Parcel Approval").

The proposed use for the Pier Sixty-Six Temporary Events is in compliance with Sec.47-6.11, ULDR. Applicant is self-restricting the Pier Sixty-Six South Temporary Events to similarly include a food and beverage venue use for the community. Applicant will utilize the property for neighborhood appropriate events. Applicant will not utilize the Property for Tortuga Music Festival style noisy events or as a similar concert, car racing or large festival venue. Any event at Pier Sixty-Six South which would exceed the maximum attendance of 295 people at any one-time will require a separate event application, communication and coordination with the community and City Commission approval.

Attached as Exhibit "A" is a comprehensive list of the permitted and conditional uses in the existing B-1 zoning district.

b. Hours of Operation and Music

The hours of operation ONLY will be from 10:00AM to 12:00AM from Monday to Sunday each week from May 1, 2019 until April 4, 2024. While indoor and outdoor activity may be permitted to continue during the hours of operation in conformance with the ULDR, **ALL outdoor music will end at 9:00PM on Sunday to Thursday and 10:00PM on Friday to Saturday** to maintain and respect neighbors' quality of life and as required by and in conformance with the time restrictions outlined by the City Manager's Memorandum, No: 15-055. *Attached as Exhibit "B" is Memorandum No: 15-055: Special Event Time Restrictions.*

The venue will utilize a central audio system with zoned volume control and soundproofing equipment. Indoor and outdoor rooms where beer, wine, or liquor are sold or offered for sale will be adequately designed to ensure noise from instrumental music, singing, and other forms of entertainment is mitigated pursuant to Sec.5-34, Code of Ordinances. *Attached as Exhibit "C" is Sec.5-34, Code of Ordinances.*

Applicant will ensure that recorded and live music emitted from the event does not exceed the applicable maximum permissible indoor and outdoor decibel levels as provided in Sec.17-6, Code of Ordinances in the table below. A sound mitigation specialist will measure sound levels as described in Sec.17-6 and Sec-17-7, Code of Ordinances, as appropriate. *Attached as Exhibit "D" is Chapter 17 - Noise Control, Code of Ordinances.*

Maximum Permissible Sound Level Limits dBA (Sec.17-6, Code of Ordinances)			
Use	Times	Outdoor	Indoor
Commercial	24 hours	65 dBA	55 dBA

Applicant will engage a noise mitigation expert to consult on any noise mitigation issues during the building permit phase.

Finally, Applicant agrees to meet with the respective President of each affected neighborhood association on or about the 6 month, 12 month and 24 month anniversary of the issue of the Certificate of Occupancy and thereafter as may requested, to discuss any issues and opportunities that the neighborhood wishes to discuss.

c. Alcoholic Beverages

As provided for in the Development Agreement, the effective liquor license associated with Pier Sixty-Six North may be used on Pier Sixty-Six South during Special Events due to the common ownership of the parcels. Alcoholic beverages for sale on-site during hours of operation will be controlled and served only by bartenders and wait staff. Indoor and outdoor rooms where beer, wine, or liquor are sold or offered for sale will be adequately soundproofed to ensure noise from instrumental music, singing, and other forms of entertainment is mitigated pursuant to Sec.5-34, Code of Ordinances.

d. Parking Requirements

Patrons can arrive to the event site on foot, by car and by boat. Applicant self-imposed the highest amount of minimum parking spaces required by Sec.47-20.2, ULDR according to the comparable uses permitted in the B-1 zoning district. Bars greater than 4,000 square feet in gross floor area must provide one parking space per fifty (50) gross square feet. The Property exceeds the minimum parking space requirement (132 spaces) by accommodating one-hundred-sixty-one (161) spaces, including six (6) ADA accessible parking spaces. The proposed parking stalls are more than adequate to provide for the needs of the event. In the circumstance of a special event that would require City Commission approval, the eastern lot of the Property will accommodate the overflow parking.

e. Traffic Circulation

The existing vehicular driveway entrances on the northeast and northwest areas of the site along SE 17th Street Causeway will remain. The existing driveway entrances on the northeast and northwest will respectively accommodate vehicular access and the food truck, marina, and employee entrance. Patrons can arrive to the event site on foot, by car and boat. A new non-vehicular, pedestrian access point will be located along Harbor Inlet Drive to permit pedestrian, bike, and golf cart access to the site. There will not be a publicly accessible vehicular entrance along Harbor Inlet Drive. There will be no changes to the existing traffic patterns with the proposed site plan. Applicant is **not requesting any road or bridge closings**.

d. Security

In addition to utilizing City of Fort Lauderdale security personnel to patrol the Property, Pier Sixty-Six Hotel and Marina will be contracted to provide twenty-four-hour security on-site to ensure the ongoing safety of the venue and attendees. The in-house Security Team will be led by the Pier Sixty-Six Hotel and Marina Security Manager. The Security Team will have appropriate management and coordination systems in place for each phase of the event to assure health and safety risks are controlled. During hours of operation, there will be between three (3) to six (6) security personnel depending on the day. Security personnel will be strategically located at the main entrance, inside the structure, and roving the area by the north satellite bar, food trucks, marina and restrooms. The Security Manager will be roaming the entire venue. The parking area will be controlled and patrolled by the Pier Sixty-Six Hotel and Marina parking company and the roving security personnel.

II. CONCLUSION

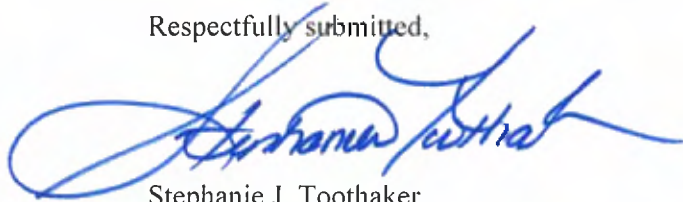
The Development Agreement between the City of Fort Lauderdale and Applicant provides conditions which govern the Pier Sixty-Six parcels and allows Applicant to apply for Special Event Permits to construct temporary uses and semi-permanent structures on the event site. The proposed event will comply with the applicable provisions of the City of Fort Lauderdale's Code of Ordinances and ULDR.

The Event Coordinator has contracted the Pier Sixty-Six Hotel and Marina to ensure the proper security planning for the venue.

The proposed five year special event permit for the Pier Sixty-Six South Temporary Events is intended to engage the community with a non-permanent activated indoor-outdoor recreational venue for their enjoyment. The City of Fort Lauderdale City Manager has the authority to immediately suspend all or any part of the special event permit if it is determined that the recreational venue poses a threat to the public health, safety, or welfare or if any of the stipulations in the executed event agreement are violated.

If I can provide any additional information, or if you have any comments or questions, please do not hesitate to contact me.

Respectfully submitted,



Stephanie J. Toothaker
For the Firm