



SPECIFICATIONS FOR PLAN REVIEW

Applications: Site Plan Level I, II, III, and IV | Rev. 02/20/2026

PLAN SPECIFICATIONS: The specifications listed herein are intended to guide applicants with plan submittal to ensure complete, efficient, and accurate review of applications and plans. Failure to provide the required information will result in the application being deemed incomplete.

GENERAL ALL SHEETS (NOT INCLUDING COVER SHEET)
<ol style="list-style-type: none"> Title block containing: <ul style="list-style-type: none"> Project name. North arrow. Sheet number. Date of preparation and revisions. Developer information and consultants contact information. Drawn with minimum scale of 1" = 30' (engineering scale) Plans shall be drawn based on the limits of the property survey including any easements depicted on the survey. If applicable, legends to explain graphic symbols or numbering for labeling.

PLAN SET: Plan sets shall follow the order listed below (A-J).

A. COVER SHEET <ol style="list-style-type: none"> Project name. Location map including address and or parcel number(s). Index of plans submitted including sheet name and number. List of all consultants including contact information. List of franchise and utility service providers for project.
B. ABSTRACTED BOUNDARY AND TOPOGRAPHICAL SURVEY <ol style="list-style-type: none"> Current signed and sealed boundary and topographic survey showing all existing above ground improvements, utilities, rights-of-way dimensions, all easements, spot elevations, sidewalks, etc. within 100 feet of property. 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. All existing encumbrances, provide copy of recorded documents (i.e. easements, dedications, agreements, vacations, etc.).
C. PROJECT RENDERINGS <ol style="list-style-type: none"> Project renderings from street perspective for all applications. Site Plan Level III and IV, and applications within the boundaries of adopted master plan are required to provide the following: <ul style="list-style-type: none"> Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures Context site plan indicating proposed development and outline of nearby properties with uses and height labeled.
D. SITE PLAN <ol style="list-style-type: none"> Site plan data table containing the applicable zoning regulations, parking, and open space required and proposed. Graphic depiction of all proposed site improvements including proposed building footprint(s), parking, amenities, fences/walls, loading and refuse area, sidewalks, access points, dedications, and adjacent properties and right-of-ways within 100 feet of development site boundaries. Labels and dimensions of items under #2 above. Regulatory requirements for traffic safety including site triangles, obstruction clearance, ADA compliance. If project is phased, provide phasing plan that depicts each site area under each phase.
E. FLOOR PLANS <ol style="list-style-type: none"> Floor plans shall contain dimensions with uses identified. Typical floor plan for multi-level structures. Ground floors must depict all exterior doors. Floor plan for every level of parking garage with parking spaces and aisles containing dimensions. Roof plan with mechanical equipment, stairwell and elevator shafts depicted on plan and spot elevations of the roof level, equipment, and upper most roofline or screening.
F. BUILDING ELEVATIONS <ol style="list-style-type: none"> Each building elevation in color with directional labels (e.g. North, South, etc.). Building dimensions including overall height, floor to ceiling heights, height as measured from grade level. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor, including location of stairs and ramps. Indicate and label all architectural elements, materials, and colors. Building cross sections with dimensions. Include any proposed signage locations. Architectural cross sections depicting streetscapes to building face per applicable master plan
G. DETAIL SHEET(S) <ol style="list-style-type: none"> Detail drawings for the following: <ul style="list-style-type: none"> Ground floor elevation or elevation of the lower floors of multiple story buildings including location of stairs and ramps. Storefronts, awnings, entryway features, doors, windows, balconies, railings, etc. Fences/walls Dumpsters Light fixtures Trash receptacles, benches, other street furniture Pavers, concrete, hardscape ground cover material Detail drawing of rooftop elevation depicting mechanical screening material (if mechanical equipment is on roof). Building material details including images of real life application of product material by manufacturer. Truck movement and circulation. Hardscape plans, if applicable.
H. LANDSCAPE PLANS <ol style="list-style-type: none"> Landscape plan must provide: <ul style="list-style-type: none"> Site and landscape information, tabular form, sorting required vs. provided calculations. Property boundaries and site dimensions for all site features. All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generators, fire hydrants, Siamese connections, etc. Structural soil, silva cell, or similar, illustrated and labeled. Appropriate clear sight distance areas at intersections, cross section of street tree planting, pedestrian clearance, underground soil structure, overhead obstructions, etc.



- Landscape material schedule listing all plants and material. Include key, botanical name, common name, quantity, overall height for hardwood and clear trunk for palms, plant spacing, native and/or Florida Friendly Landscaping indicator, existing vs. proposed, etc.
 - Hydrozone plantings illustrated and labeled.
 - Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc. details and specs for trees, palms, shrubs, groundcover, hydrozone, mulch, structural soil or similar, etc.
2. An Arborist Report for all existing specimen trees and desirable trees or desirable palms. The Arborist report shall:
- Prepared and signed by ISA Certified Arborist on business letterhead with arborist's contact information and ISA Certification number.
 - Prepared within six (6) months prior to date the report is submitted. (If a state of emergency for a natural disaster is declared pursuant to Chapter 252, Florida Statutes, or pursuant Section 2-274, of the City of Fort Lauderdale Code of Ordinances that impacts the City after the report has been submitted but prior to tree permit issuance, then the ISA Certified Arborist must update the report and resubmit it to the Department).
 - Report shall reference the tree survey or tree disposition sheet with numbered trees and palms, corresponding table which includes tree/palm number, botanical name and common name, trunk diameter at breast height (DBH) for trees in inches, clear trunk height for palms in feet, condition rating stated as a percentage using a whole number, the disposition of the tree, and a written assessment of the existing tree's characteristics explaining how and why the above information was reached. This report may also provide descriptive information on recommendations for prescriptive tree maintenance activities.

I. PHOTOMETRIC DIAGRAM

1. Photometric Plan indicating the following:
- Location and description of all existing over story landscaping.
 - Location, height, and details of all lighting on the property including the use of light shields.
 - Lighting control description and schedule.
 - Foot-candle readings must extend to all property lines.
2. Photometric Plan for parking structure indicating the following:
- Foot-candle readings for each level of parking.

J. CIVIL PLANS (OPTIONAL)

1. Preliminary Civil Plans for the following:
- Pavement markings and signage, ADA compliance.
 - Infrastructure improvements including stormwater management systems.
 - Road and utilities dedications.
 - Grading plan (cut and fill areas; slopes).
 - Construction access and staging areas.

FOR QUESTIONS OR ASSISTANCE REGARDING APPLICATION SUBMITTAL:

Urban Design and Planning
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