

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25005



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25005
PROJECT NAME	DNA
APPLICATION TYPE	Site Plan Level II Review
APPROVAL LEVEL	DRC
REQUEST	Increase Number of Dwelling Units from 612 to 844, Reduce Commercial Space, Façade and Floor Plan Changes
APPLICANT	BH3 TCO Sub, LLC.
AGENT	Andrew J. Schein, Lochrie & Chakas
PROPERTY ADDRESS	300 N Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION	Geo M Phippen Sub Lot 5 Blk 2 Ft Lauderdale 1-47 D Lots 1-12 Blk B, Lots 1-7, 53, 54 Blk B, Ft Lauderdale Land & Dev vo Lots 1-4 Blk 2
ZONING DISTRICT	Regional Activity Center – City Center (RAC-CC)
LAND USE	Downtown Regional Activity Center
COMMISSION DISTRICT	2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION	Flagler Village Civic Association
SUBMITTED	February 7, 2025
COMPLETENESS ISSUED	February 12, 2025
EXPIRATION	June 12, 2025, (120 Days)
WAIVER	Not Requested
CASE PLANNER	Lorraine Tappen, AICP Principal Urban Planner

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the FBC
2. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the FBC
5. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
7. Specify total occupancy load in accordance with Section 1004 of the 2023 FBC.
8. Specify risk category in accordance with Table 1.5-1 of ASCE 7-22.
9. Designate Fair Housing Provisions per 2023 FBC Accessibility volume.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
11. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume. Accessible parking spaces must be located on an accessible route and so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.
12. Provide accessible route connecting handicapped parking spaces to accessible building entrances per FBC Accessibility volume.
13. Show that the openings in the exterior walls adjacent to the east and north property lines meet the requirements of Table 705.8 of the 2023 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, 2023 the 8th 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>



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CASE COMMENTS:

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

1. Provide 14' Right-of-Way dedication or permanent Right-of-Way Easement along east side of N Andrews Avenue (coordinate with Broward County Highway Construction & Engineering Division – BCHCED staff), to complete half of 88' Right-of-Way section per the most current Broward County Trafficways Plan; show/label delineation in the plans. Clarify with BCHCED staff if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't typically affect building setbacks) will be required.
2. Provide 30' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on northeast corner of N Andrews Avenue & NE 3rd Street intersection (near southwest corner of proposed development, and coordinate with BCHCED staff); show/label delineation in the plans. Clarify with BCHCED staff if Right-of-Way dedication or Right-of-Way Easement will be required.
3. Provide 30' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southeast corner of N Andrews Avenue & NE 4th Street intersection (near northwest corner of proposed development, and coordinate with BCHCED staff); show/label delineation in the plans. Clarify with BCHCED staff if Right-of-Way dedication or Right-of-Way Easement will be required.
4. If possible, provide 5' permanent Right-of-Way Easement along north side of NE 3rd Street, to complete half of 50' Right-of-Way section. Show/label delineation in the plans, which would require shifting private improvements, such as proposed drainage wells and sanitary sewer manholes, to the north outside of this easement area.
5. Provide permanent Sidewalk Easement as appropriate along north side of NE 3rd Street to accommodate portion of public pedestrian clear path (coordinate minimum required width with City UD&P and TAM staffs) that may be located beyond existing Right-of-Way (per City's Downtown Master Plan guidelines); show/label delineation in the plans.
6. Provide permanent Sidewalk Easement as appropriate along south side of NE 4th Street to accommodate portion of public pedestrian clear path (coordinate minimum required width with City UD&P and TAM staffs) that may be located beyond existing Right-of-Way (per City's Downtown Master Plan guidelines); show/label delineation in the plans.
7. Provide 10' x 15' (min.) permanent Utility Easement for existing fire hydrant located within the proposed development and outside of NE 4th Street Right-of-Way (for City Maintenance access); show/label delineation in the plans as appropriate.
8. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access); show/label delineation in the plans as appropriate.
9. Provide 10' x 15' (min.) permanent Utility Easement for any first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show/label delineation in the plans as appropriate.



10. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans through the city website. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
11. Provide a current 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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
 - a. Since property surveys typically should not be older than 6 months, please provide a survey more current than the 'Topographic Survey' for this property dated 03/16/2022 that was included with the previously approved Final DRC #UDP-S21054 plans for this project.
12. Sheet A-0.00 (Cover):
 - a. Confirm that all sheets listed in 'Index of Drawings' are accounted for in this DRC #UDP-S25005 submittal, except for those listed as 'Sheet Eliminated'.
 - b. Listing of Civil sheets is not consistent with 'Index of Drawings' table on Civil Plans/Cover Sheet); please reconcile and update plans as appropriate.
13. Cover Sheet (Civil Plans): Sheets PGD-2 (Site Details), PGD-3 (Site Sections), PGD-4 (Site Sections), WS-1 (Water and Sewer Notes), WS-3 (Water Details), WS-4 (Sewer Details), SWPPP-1 (Stormwater Pollution Prevention Notes), and D-1 (Demolition Plan and Notes) are missing in this DRC #UDP-S25005 submittal (compared to 'Index of Drawings' table on Civil Plans/Cover Sheet); please reconcile and update plans as appropriate.
14. Provide demolition status of existing on-site utilities impacted by the proposed development, resulting from issuance of Permit #BLD-CDEM-22040001 on 08/04/2022, for which final inspections have not been scheduled, and the permit has not been closed out.
15. Provide demolition status of existing on-site wet utilities impacted by the proposed development, depicted on Sheet D-1 (Demolition Plan) per the previously approved Final DRC #UDP-S21054 plans for this project, including underground water services, fire hydrant, sewer laterals, and storm drain connection that extend within the adjacent public Right-of-Way:
 - a. An existing 12" RCP storm drain connection to BCHCED catch basin, located within adjacent N Andrews Avenue Right-of-Way near northwest corner of this development.
 - b. Two (2) 'Exist. WM & Service (To Be Removed & Capped at Main)' connections to 16" City water main, located within adjacent N Andrews Avenue Right-of-Way.
 - c. An 'Exist. San Lateral (To Be Removed & Capped at MH)' connection to 8" City sewer main, located within adjacent N Andrews Avenue Right-of-Way.



- d. Six (6) 'Exist. WM & Service (To Be Removed & Capped at Main)' connections to 6" City water main, located within adjacent NE 3rd Street Right-of-Way.
 - e. An 'Exist. San Lateral (To Be Removed & Capped at MH)' connection to 8" City sewer main, located within adjacent NE 3rd Street Right-of-Way.
 - f. An 'Exist. FH (To Be Relocated)' connection to 12" CIP City water main, located within adjacent NE 4th Street Right-of-Way near northwest corner of this development.
 - g. Four (4) 'Exist. WM & Service (To Be Removed & Capped at Main)' connections to 12" CIP City water main, located within adjacent NE 4th Street Right-of-Way.
16. Provide demolition status of existing on-site dry utilities impacted by the proposed development, depicted on Sheet D-1 (Demolition Plan) per the previously approved Final DRC #UDP-S21054 plans for this project, including above and underground electrical, communications, light/power poles, down guys, etc. that extend within the adjacent public Right-of-Way:
- a. Existing two (2) street light poles and connecting power lines within adjacent N Andrews Avenue Right-of-Way.
 - b. Existing signal span wire 'traffic pole' and signal controller cabinet 'transformer box' within adjacent N Andrews Avenue Right-of-Way near northwest corner of this development (i.e. southeast corner of N Andrews Avenue & NE 4th Street intersection).
 - c. Existing power poles, power lines, and down guys within adjacent NE 3rd Street Right-of-Way.
 - d. Existing three (3) street light poles, power poles, connecting power lines, and down guys within adjacent NE 4th Street Right-of-Way.
 - e. Coordinate any undergrounding of overhead lines with utility companies as required; provide routing layout on Civil and Landscape plans.
 - f. Please be advised that prior to issuance of Building Permit, applicant shall demonstrate the results of coordination with Florida Power & Light (FP&L), BCHCED, and City Facilities Manager to replace any existing street lights (fronting this development project along the adjacent N Andrews Avenue Right-of-Way and NE 4th Street Right-of-Way) called out to be removed.
17. Sheet A-1.00 (Ground Level Site Plan), and Sheet A-1.01 (2nd Level – Common/Garage Floor Plan) thru Sheet A-1.08 (7th Level – Floor Plan):
- a. Label floor grades at bottom and top of each vehicle ramp.
 - b. Label slope for each vehicle ramp.
 - c. Label total length of each vehicle ramp.
18. Sheet PGD-1 (Paving-Grading-Drainage Plan), Sheet WS-2 (Water and Sewer Plan), Sheets L-2.3 thru L-2.5 (Ground Level – Planting Plan), and Sheets L-3.0 thru L-3.2 (Ground Level – Lighting Plan):
- a. Confirm that there are no proposed layout changes within adjacent public Right-of-Way for this DRC #UDP-S25005 submittal, compared with the previously approved Final DRC #UDP-S21054 plans.
 - b. Confirm that there are no proposed changes to ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate, and that proposed site grading and 1st Level Finished Floor Elevations are coordinated to meet ADA accessibility requirements.
19. Sheet PGD-1 (Paving-Grading-Drainage Plan): Label floor grades at bottom and top of each vehicle ramp.
20. Sheet PGD-1.2 (Floodproof Plan): Since the 'Wet Flood Proofed Up To El. 7.00' area was previously labeled for the 'B.O.H./Engineering/Storage Elev. -3.0' located on Garage (Level 01) as depicted in the previously approved Final DRC #UDP-S21054 plans, confirm if that callout is still applicable in this DRC #UDP-S25005 submittal, since Garage (Level 01) floor grades are not labeled with Elev. -3.0'.



21. Sheet TP-1 (Loading Truck Path Plan):
 - a. Discuss purpose of AASHTO SU-30 Truck ingress/egress for 'Garage (Level 01)', via the easternmost driveway access fronting NE 3rd Street Right-of-Way, and demonstrate SU-30 'Truck Path' turn around area that does not encroach within 90-degree parking stalls.
 - b. Label minimum height clearance provided for 'Garage (Level 01)', located near southeast corner of this proposed development, to accommodate the AASHTO SU-30 Truck.
 - c. Label the eight (8) 10' x 25' loading areas provided in the 'Service Area (Level 01)' and demonstrate how each of the 25' length loading areas will accommodate the AASHTO SU-30 Truck dimensioned with 30' length depicted in the 'SU-30 Truck Profile' detail.
22. Sheets A-3.00a thru A-3.03a (Elevation – Podium): Show and label boundaries for existing Right-of-Way, proposed Right-of-Way, Sidewalk Easements, Utility Easements, and horizontal building clearances as appropriate.
23. Provide updated drainage calculations based on the increase of impervious areas, both on-site and off-site (i.e. within the adjacent NE 3rd Street and NE 4th Street Right-of-Way). If no increase in impervious area calculations is proposed, please submit a letter from the Engineer of Record (EOR) stating this.
24. Sheet A-1.00b (Maintenance Exhibit R.O.W.): Label demarcation line within the adjacent Right-of-Way as BCHCED or City jurisdiction, as clarify type of paving for proposed NE 3rd Street on-street parallel parking stalls, that will be maintained by the Applicant throughout the life of the improvements. Please be advised that perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.
25. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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CASE COMMENTS:

Please provide a response to the following:

1. 2024 FEMA FIRM-Structure is not located in a Special Flood Hazard Area.

GENERAL COMMENTS

The following comments are for informational purposes.

1. On January 31, 2024, FEMA Letter of Final Determination (LFD) for the preliminary maps was issued. The maps formerly referred to as preliminary are now final. Your plans were submitted on November 12, 2021 and have been grandfathered in to the 2014 FIRM however, if you wish to be compliant with the 2024 FIRM, the minimum proposed elevation should be 7.4 NAVD OR exact site specific BFE plus +1' based on the Flood Insurance Study.
2. This minimum elevation would include all residential areas and enclosures servicing residential areas.
3. Refer to ASCE 24-14: Flood Resistant Design and Construction, FEMA Technical Bulletin 3: Requirements for the Design and Certification of Dry Floodproofed Non-Residential and Mixed-Use Buildings, and FBC1612.



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GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following:

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. A copy of the amended ordinance shall be made available for use by request in the interim while the City's ULDR found on MuniCode awaits revision publication.
2. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
5. 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. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.
6. Additional comments may be forthcoming after next review of new plans and written comment responses.



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CASE COMMENTS:

Comment will be forthcoming.



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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. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
7. Solid waste collection shall be from a private loading dock.
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
9. Containers: must comply with 47-19.4
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 11,12,13.
12. Recommend trash chute accommodate recycling.
13. Draw equipment on the plan to show it will fit in trash room.
14. 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.
15. 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



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CASE COMMENTS:

1. The original Transportation and Mobility conditions of approval for the formerly labeled "Fat City" shall remain with this project unless a revised traffic analysis is submitted for review.
2. This proposed development shall require valet operation for the proposed tandem parking.
3. A valet parking agreement shall be required for the proposed valet operation.
4. Identify where on the plans the valet operation will take place and where the vehicles will be picked up and dropped off.
5. 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.
6. The city reserves the right to meter on street parking stalls on the public right of way at any time.
7. 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."
8. Additional comments may be provided upon further review.



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Please provide a response to the following:

CASE COMMENTS:

1. 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 **June 12, 2025**, 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 the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. 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/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
3. The proposed development application is subject a 30-day review period by the City Commission.
4. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4.A.2.b, the applicant must complete the following:
 - a. A development permit application for a Site Plan Level II review in a RAC zoning district requires a public participation meeting to be held no later than thirty (30) days prior to preliminary DRC approval (before the 30-day City Commission review period).
 - b. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant shall provide notice via mail or electronic mail to the recognized civic associations and by mail to property owners within 300 feet of the proposed development notifying the date of the meeting minimum ten (10) days prior to meeting. <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>
 - c. This date and location of the public participation meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the case file.
5. 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.
6. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695. 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. To develop residential units on the subject site, the applicant may apply for units under the following requirements:

- a. Per Unified Land Development Regulations (ULDR) Section 47-23.16.B.2.c, Broward County Land Use Plan (BCLUP) Permitted Density Bonus for Affordable Housing, bonus residential density can be applied to access residential units if the development includes a component of affordable housing or provides a payment in lieu.
 - b. Per ULDR Section 47-23.16.D.8, Payment In-Lieu of Affordable Housing, applicants providing a payment in-lieu of affordable housing development shall provide a calculation breakdown of the payment in-lieu fee and narrative explaining which affordable housing policies the payment in-lieu option is forgoing. An in-lieu payment is equal to \$10,609 per unit for the total number of units within the development. In-lieu payments shall be equally split between the Broward County Affordable Housing Trust Fund and the City of Fort Lauderdale Affordable Housing Trust Fund. One hundred percent of the payment in-lieu of fee shall be paid to the City of Fort Lauderdale at the time of building permit issuance.
 - c. Per ULDR Section 47-23.16.B.2.c, BCLUP Permitted Density Bonus for Affordable Housing, residential units can be applied for when demonstrating compliance with the affordability requirements of Section 47-23.16.B.2.c, by providing a point-by-point narrative.
 - d. Per ULDR Section 47-23.16, Affordable Housing Regulations, applicants seeking incentives shall provide an Affordable Housing Development Plan, as outlined in Section 47-23.16.D.1., Application and Affordable Housing Development Plan, to be reviewed and approved by staff during the Development Review Committee (DRC) process. Additionally, the applicant shall provide an Affordable Housing Development Agreement, per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, to be recorded prior to the issuance of building permits.
 - e. Per ULDR Section 7-23.16.D.6, Annual Affidavit, the applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.
8. Show parking calculation for non-residential uses in the site plan data table. Per ULDR Section 47-20.2, when non-residential use in the RAC-CC zoning district is greater than 2,500 square feet and within 100 feet of the RAC-UV zoning district, 60% of the minimum parking space requirements for those uses must be provided.
 9. Provide the following changes on site plan:
 - a. Identify valet pick up and drop off area for tandem parking. A valet parking agreement parking agreement must be executed by the applicant with the City per ULDR Section 47-20.18.
 - b. Indicate location of proposed sewer pump.
 10. Provide a circulation plan to show movement of trucks and automobiles on the ground floor.
 11. Provide the following changes on elevations:
 - a. Revisit design and skyline drama of tower tops. Consider angled features to distinguish the towers from other skyline towers.
 - b. Describe how the tower height transitions to the Near Downtown Character area which has a height limit of 30 floors.
 - c. Indicate residential use on 3rd and 8th levels of elevations and cross sections.
 - d. Clarify if Levels 2a and 46 should be noted on the elevations and if these levels affect the total number of floors.
 - e. If project is to be phased, describe how architectural features of the proposed building including arch on west façade will be constructed. Show exposed exteriors of phases prior to build out of the project.
 12. Show driveway to vault on pages A-5.08 and A-5.09.
 13. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to application for final DRC approval, provide confirmation from the School District that the residential development is exempt or

vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.

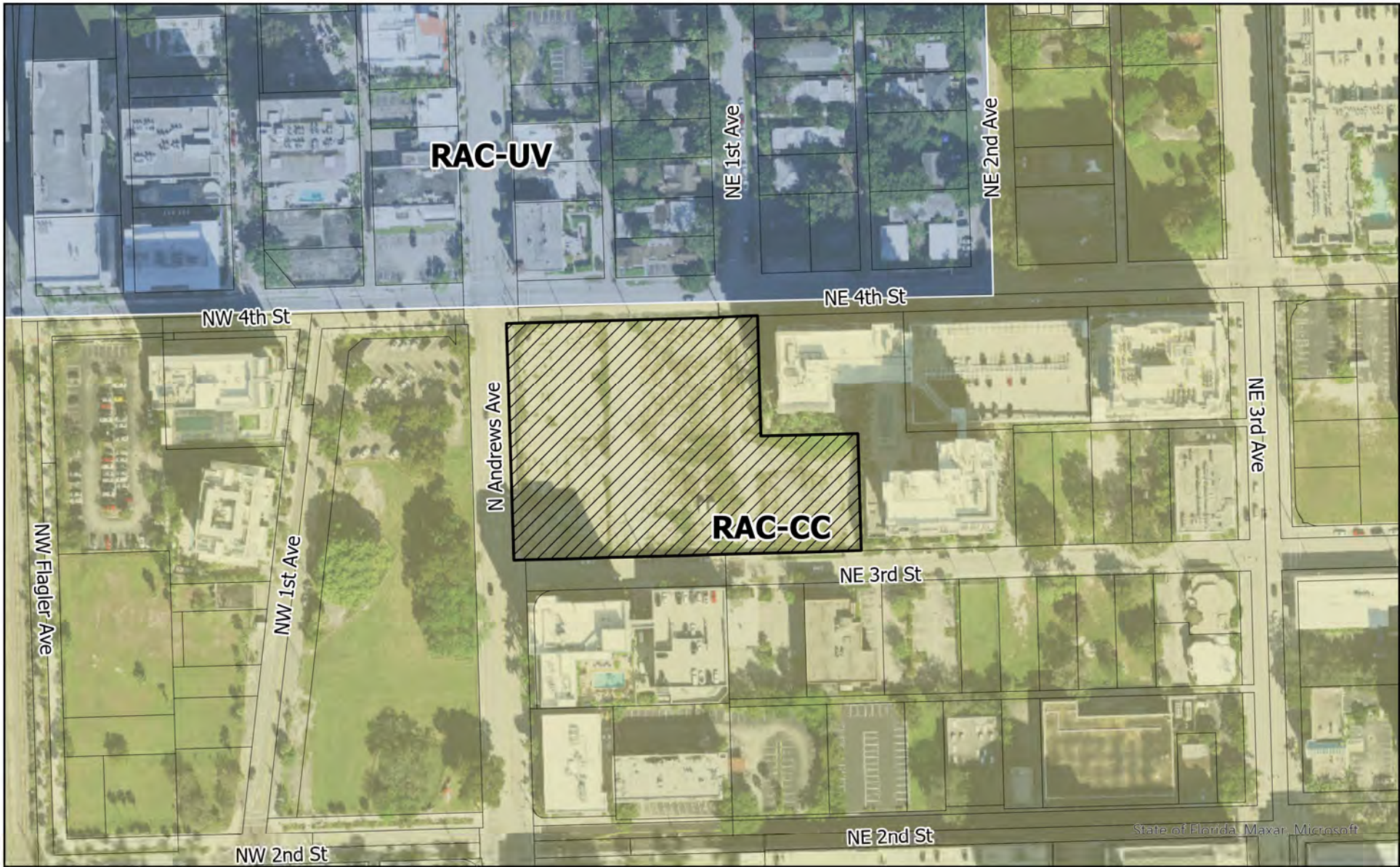
14. Please provide total park impact fee amount due. Park impact fees are assessed and collected be found at:
<https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>
15. Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.
16. In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
17. 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.
18. 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.

GENERAL COMMENTS:

The following comments are for informational purposes.

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

19. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Lorraine Tappen (954-828-5018) to review project revisions and/or to obtain a signature routing stamp.
20. 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.
21. Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-S25005

Legend

-  Subject Parcel
-  Fort Lauderdale Municipal Boundary Line

