

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25017



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25017
PROJECT NAME	312 NW 7 th Street
APPLICATION TYPE	Site Plan Level II Review
APPROVAL LEVEL	Development Review Committee, City Commission Call-up
REQUEST	422 Multifamily Units (43 Affordable Units), 1,667 square foot Commercial use, Height Bonus, with Associated Parking Reduction Request
APPLICANT	312 NW 7 th Street, LLC.
AGENT	Stephanie J. Toothaker, Esq.
PROPERTY ADDRESS	312 NW 7 th Street
ABBREVIATED LEGAL DESCRIPTION	Progresso 2-18 D Lots 3 Thru 12,14 S 4,15, 16, 35, 36, 39 Thru 48 Blk 322
ZONING DISTRICT	NorthWest Regional Activity Center-Mixed Use east (NWRAC-MUe)
LAND USE	NW Regional Activity Center
COMMISSION DISTRICT	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION	Progresso Village Civic Association
SUBMITTED	May 9, 2025
COMPLETENESS ISSUED	May 14, 2025
EXPIRATION	September 11, 2025 (120 Days)
WAIVER	Not Requested
CASE PLANNER	Trisha Logan, 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.



Case Number: UDP-S25017

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 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 2023 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. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
8. Designate Fair Housing Provisions per the 2023 FBC Accessibility volume.
9. Show that the openings in the exterior walls adjacent to the south property line meet the requirements of Table 705.8 of the 2023 FBC.
10. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.

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>

General Guidelines Checklist is available upon request.



Case Number: UDP-S25017

CASE COMMENTS:

Please provide updated plans and written response to the following review comments:

1. Clearly show and identify Right-of-Way dedications/easements in all the Civil plans and Landscape plans.
2. Clearly show and identify Sidewalk Easements in all the Civil and Landscape plans.
3. Annotate dimensions of any proposed water or sewer easement. Easements required for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access) and for any first private sanitary sewer manhole located within the proposed development.
4. 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>
5. Confirm existence of speed hump on NW 4th Ave. Show speed hump in the plans to verify possible conflicts with proposed improvements.
6. Verify whether an easement exists on the property where the overhead utility lines are located.
7. Limits of construction; transition into existing conditions(off-site).
 - a. The sidewalk along NW 3rd Avenue must terminate at the property line and jog into the ROW.
8. Sight triangles streets with streets: 25' shall be measured from intersection point of extended property lines, based on the ultimate Right-of-Way (ROW) after dedication. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle. Revise Architectural, Civil and Landscape plans as applicable.
9. Provide and label typical roadway cross-sections for the proposed development side of NW 7th St, NW 4th Ave and NW 3rd Ave: at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.
10. Sheet AR-103: Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.



11. Clearly denote proposed sewer laterals, and existing sewer laterals to remain or to be removed on conceptual Water and Sewer Plan.
12. 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. On-site stormwater drainage calculations will be reviewed once all the missing information is provided on sheet C-2.
13. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction/modification of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate compliance with the City's Comprehensive Plan Objective SWS 6.1 which requires roadway design to meet South Florida Water Management District's Environmental Resource Permit Applicant's Handbook Volume II Section 3.5. (5 Years, 1 day - road centerline).
 - a. Clearly indicate disposition of all the existing catch basins and stormwater infrastructure in in the right-of-way. For example, disposition of existing catch basin at SW corner of intersection between NW 7 ST and NW 3rd Ave.
14. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
15. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, especially existing storm drain pipes and catch basins along NW 7th ST. 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).
 - a. Coordinate with Landscape reviewer to confirm that the proposed root barriers are acceptable. Include a detail for proposed root barrier system. Annotate minimum clearance between root barrier and existing/proposed utilities.
16. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. 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.

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.



Case Number: UDP-S25017

CASE COMMENTS:

Please provide a response to the following:

1. 2024 FEMA FIRM-Structure is currently proposed in an AE flood zone with a Base Flood Elevation of 6.
2. Provide elevation of egress stairwells and ancillary areas of building in NAVD.
3. Commercial areas below minimum required finished floor elevation of 7.4 ft NAVD are required to be floodproofed. This information must be stated on plans.

GENERAL COMMENTS

The following comments are for informational purposes.

1. The following items are required at plan review if the structure is intended to be floodproofed
 - a) Floodproofing design must meet all requirements of FBC 1612, ASCE 24-14, and FEMA Technical Bulletin 3
 - b) Floodproofing certificate (section I and II completed)
 - c) Emergency operations plan (draft)
 - d) Panel Maintenance Plan (draft)
 - e) Owner's letter
 - f) Shop drawings for panels (if applicable)
2. Additional comments may follow pending submission of the complete plan set.



Case Number: UDP-S25017

CASE COMMENTS:

Please provide a response to the following.

1. Provide ISA Certified Arborist report for specimen-sized trees (Large species: 18+ " DBH; Medium: 13+ " DBH; Small: 8+ " DBH) as per ULDR 47-21.6.A.2.i. (#9, 10, 11, 19, 20, 21, 22, 31, 39, 40, 41, 42, 43, 44, 45, 51, 56, 60, 65 & 66) This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report shall reference the tree survey or tree disposition sheet with numbered tree, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height for trees, clear trunk height for palms, condition rating as a percentage, and a written assessment of existing tree characteristics explaining how and why the above information was reached. This report may also provide descriptive information on recommendations for prescriptive tree maintenance activities.
2. Proposed specimen tree removal (#10, 19, 21, 22, 44, 50 & 56) shall require submittal of an evaluation report prepared by an ISA Board Certified Master Arborist, ASCA Registered Consulting Arborist or Registered Landscape Architect using a method outlined in the Council of Tree & Landscape Appraisers "Guide for Plant Appraisal, 10th edition" to determine equivalent value (i.e. Functional Replacement Method - Trunk Formula Technique) as per ULDR 47-21.15.G.10. Please provide as applicable.
3. Within the NWRAC districts, newly planted street trees shall be a minimum of 20 feet tall; 8 feet spread 6 feet ground clearance and provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be ornamental trees or palms provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Ornamental trees shall be a minimum 12 feet tall; 6 feet spread 6 feet ground clearance. Palms shall be a minimum 18 feet tall with a minimum 8 feet of wood. A minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas. Please revise specifications, as applicable, paying particular attention to ground clearance requirements.
4. NW 3 Avenue, NW 4 Avenue and NW 7 Street are Secondary Streets per Chapter 3 of the NWRAC Illustrations of Design Standards. Currently proposed streetscape design layout does not comply with design standards. Please review standards and provide a streetscape section illustrating compliance with design requirements. Investigate undergrounding of existing overhead utility lines in order to provide better compliance with design standards.
5. ULDR 47-21.9. F.1&2: Shade trees must be located a minimum of fifteen (15) feet away from structures. Small trees and palms must be located a minimum of seven and one-half (7½) feet away from structures. Palms may be planted closer to each other to form multiples or clusters. Please illustrate clearance dimensions on landscape plans and revise where in conflict.
6. Illustrate the location of power poles and overhead utilities, and follow FPL Right Tree Right Place guidelines for tree selection and placement.
7. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance on landscape plans.



8. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2. Q.3 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
9. A 10 feet sight triangle is required at the intersection of a driveway and street, measured from where the intersection of the driveway and paved travel lane meet. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2. Q.1 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
10. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans. Please provide, as applicable, for all proposed trees with adjacency to pavement, not only proposed street trees.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b) Provide Structural Soil Detail and composition.
11. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.
 12. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
 13. 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:

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.

Case Number: UDP-S25017

CASE COMMENTS:

Please provide a response to the following:

1. Residential entry doors should be impact resistant glass or metal and should be equipped with a 180-degree view peephole if it is a solid door or does not have a sidelight panel area as defined in Section 768.0706(2)(a)(7) FSS.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt as defined in Section 768.0706(2)(a)(4) FSS.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. Residential units should be pre-wired for an alarm system.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, elevators, parking garage, hallways, pool and common areas. It should be capable of retrieving an identifiable image of a person and video retention should be a minimum of 30 days as defined in Section 768.0706(2)(a)(1) FSS.
6. All Lighting should conform to IES and CPTED standards and illumination requirements as defined by Section 768.0706(2)(a)(2) FSS. The parking area should be illuminated at an intensity of at least an average of 1.8 fc per square foot at 18 inches above the surface from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn.
7. Lighting in walkways, laundry rooms, common areas, and porches. Such lighting must be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn as defined in Section 768.0706(2)(a)(3) FSS.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool. Locked gates with key or fob access along pool fence areas as defined in Section 768.0706(2)(a)(6) FSS. Emergency communication devices should be placed in the pool area and should be easily identifiable and accessible.
9. Light reflecting paint should be used in the parking garage to increase visibility and safety.
10. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
11. All landscaping should conform to CPTED guidelines.
12. Entry into the building and elevators should be access controlled to provide enhanced security for the residents and deter unauthorized access.
13. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS

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



Case Number: UDP-S25017

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 included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. 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.
7. Service Days shall be per the City's residential routing schedule.
8. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate around the property.
9. Solid waste collection shall be from a private loading dock.
10. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
11. Containers: must comply with 47-19.4
12. 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.
13. 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 12,13,14.
14. Recommend trash chute accommodate recycling.
15. Draw equipment on the plan to show it will fit in trash room.
16. 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.
17. 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-S25017

CASE COMMENTS:

1. The submitted traffic study is illegible and could not be reviewed this could be due to the way it was shrunk in size to be uploaded. Please send a clear version in color of the traffic study to brestrepo@fortlauderdale.gov.
2. Per City of Fort Lauderdale NW RAC Design Standards NW 7th St, NW 4th Ave and NW 3rd Ave shall have the following dimensions from the centerline of the road to the building face: 10' travel lane, 8' parallel on street parking, 7.5 feet landscape area, 7.5 sidewalk.
3. To complete the minimum 50-foot right of way street section 5-foot right of way dedication on NW 7th St, NW 4th Ave and NW 3rd Ave shall be required.
4. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for a reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
5. The sight triangle shall be measured from the new dedication line and extended into the edge of pavement, any structures or parallel parking space within the sight triangle shall be removed.
6. Provide a 10' X 10' sight triangle at the proposed driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the driveway being able to see the pedestrians walking on the sidewalk against the building.
7. In the parking data table provide a calculation breakdown with the ratio used next to each proposed unit type.
8. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
9. For handicapped parking stalls, pursuant to Florida Statute 553.5041, each parking space must be at least 12 feet wide. Parking access aisles must be at least 5 feet wide and must be part of an accessible route to the building or facility entrance. The access aisle must be striped diagonally to designate it as a no-parking zone. Handicap Parking spaces shall be level, no more than a 2% slope. Handicap people shall not be directed to travel behind parked vehicles to access the building. Adjust the proposed Handicap parking to meet the criteria listed above.
10. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. The minimum inbound stacking requirement is five stacking spaces; the minimum outbound stacking requirement is one stacking space. The proposed gates cannot be within the stacking area.



11. For reference one stacking space measurement is 12 feet in width and 22 feet in length, adjust the plans accordingly.
12. Per Section 47-20.5.C.4 of the City of Fort Lauderdale Unified Land Development Code Dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than twenty-one (21) and a turnaround area is provided which will accommodate a two (2) point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle). The proposed parking garage is considered the dead end area, the total parking in the parking garage leading up to the 8th floor is greater than 21 parking spaces the parking garage shall provide a drive aisle where inbound vehicles will be able to loop around to exit without having to make a 2 point turn around.
13. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. The auto turns vehicular paths to depict the vehicle colliding with a proposed elevator and mounting a non-vehicular use area. Revise the ground floor to prevent these conflicts.
14. 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.
15. 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.
16. 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-S25017

CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, which falls on September 11, 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 will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 2) Please be advised that development applications requesting residential dwelling units in the Northwest Regional Activity Center (RAC) are subject to RAC availability at the time of site plan approval on a first come, first served basis. There are currently 2,524 units available.
- 3) 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-managers-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.
- 4) 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.
- 5) The site is designated Northwest Regional Activity Center (NWRAC) 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) Prior to application for final DRC approval, please 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.
- 7) Please provide the total park impact fee amount due. Park impact fees are assessed and collected at the time of permit per each new dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>.



- 8) Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.
- 9) Pursuant to ULDR, Section 47-13.31, projects in the NWRAC-Mue district requesting additional height with the provision of affordable housing are subject to a 30-day request for review period by the City Commission. There is an additional fee if the City Commission requests placement of the project on a regular 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 (954-828-5018).
- 10) 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.
- 11) 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.
- 12) There are a significant number of 1-bedroom units provided in this development compared to larger units. A more equal mixture of 1- and 2-bedroom, as well as 3-bedroom units are preferred to provide a greater range of housing options for future occupants.
- 13) Respond to the following aspects of the ULDR narratives provided:
 - a. Update NWRAC ULDR Narrative to include specific deviation requests in table format showing the requirements and the specific requests. Demonstrate how each deviation request meets the design intent and provide justification.
 - b. Specify number of affordable housing units. The narrative states there will be 43 units with 5 percent of total units at 80% AMI and 5 percent of total units at 100% AMI. One category will have 22 units and one will have 21 units. Please provide confirmation.
- 14) The project does not meet certain NWRAC-MU Design Standards per ULDR Section 47-13.52, NWRAC-MU Regulations. Staff has commented below under the applicable category of the Design Review Team (DRT) comment checklist where it was found that the intent of the NWRAC Masterplan is not met through elements of the Street Design Standards, including in the incorporation of the Secondary Streets Section, and the majority of the Building Design Standards.



Street Design Standards

- a. **S-4:** A 5-foot dedication is required to complete the required Broward County Trafficway Plan width. Coordinate with Engineering on requirements.
- b. **S-9:** Provide correspondence with utility provider regarding undergrounding of utilities.
- c. **S-10:** Provide all shade/palm trees between the sidewalk and the street.
- d. **S-11:** Provide 7.5-foot-wide landscape strip between sidewalk and parking per the Secondary Streets Section for the NWRAC. On-street parking spaces may not be located within the 25-foot sight triangle.

Building Design Standards

- e. **B-2:** Provide enhanced architectural garage screening to minimize noise, light pollution, and to provide visual interest.
- f. **B-5:** Refer to the streetscape section, and ensure all elements are met. Per the design standards: "Secondary Street: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line."
- g. **B-6:** Refer to the streetscape section, and ensure all elements are met.
- h. **B-7:** Building does not have a setback above 65 feet (5 stories). Provide appropriate streetwall height and incorporate setbacks.
- i. **B-8:** Provide articulation on the façade and building breaks to decrease the visual impact of the massing. No structure on a development site shall exceed a maximum length of 150-feet along any right-of-way, unless it provides variation in the physical design and articulation of the streetwall through the following examples (other options may be approved subject to meeting the intent of the design standards):
 - division into multiple buildings without superficial parapets
 - a break/articulation of the façade
 - significant change of massing/façade design





- j. **B9a:** Provide a narrative requesting the deviations per ULDR Section 47-13.52.B.
- k. **B9b:** The floorplate exceeds the maximum allowed and need to be reduced to meet the other standards.
- l. **B9c:** A minimum of 30 feet for tower separation is not provided and needs to be incorporated into the design.
- m. **B9d:** The minimum first floor height is not met and needs to be incorporated into the design.
- n. **B10:** Provide justification for increasing floorplate size from maximum 12,000 to 71,982 square feet. Provide a supplemental narrative as part of the DRC package for all deviation requests.
- o. **B12:** The design exceeds the permitted maximum shoulder height and does not incorporate a separate tower structure. This approach creates a significant amount of massing oriented towards the adjacent residential neighborhood and does not provide relief for the properties to the north within the RMM-25 zoning district. Provide



an alternative design option that incorporates the required setbacks.

- p. **B13:** Every portion of the building over 65 feet does not meet the requirements of a tower and therefore does not contribute positively to the skyline.
- q. **B15 and B17:** Provide a variety of high-quality materials with emphasis on the first (2) floors adjacent to the pedestrian realm to differentiate the pedestrian realm from the upper levels.
- r. **B16:** Setbacks and Stepbacks are needed to conform streetscape of surrounding area, and the low scale context that this massive building is protruding into.
- s. **B18:** As a mixed-use building a minimum height of (15) feet and a minimum of 50 percent of clear glazing. The height of the first floor must be increased and more information needs to be provided on the type and amount of glazing provided.
- t. **B21:** Provide pedestrian shading elements along the right-of-way need to be incorporated into the design.
- u. **B26:** Provide a night rendering showing all lighting elements.
- v. **B27:** Provide more information on how noise is going to be mitigated in the garage.

15) Provide the following changes to the Site Plan:

- a. Update Site Plan to provide the dimensions of the lane widths,
- b. Provide curb radii dimensions at each intersection.
- c. Provide and indicate the dimension for the required 7.5-foot landscape strip between the on-street parking and the sidewalk.
- d. Show the 5-foot dedication required to complete the 50-foot-wide right-of-way per the Broward Country Trafficways Plan on the site plan for each street frontage.
- e. Provide percentage of affordable housing units per unit type.

16) Provide the following changes to the Plans and Elevations:

- a. Provide a diagram showing the location of the affordable units within the building to indicate how they are evenly distributed throughout the development.
- b. Move the setback line measurement to start from the exterior wall of the building line.
- c. Provide a cornice or banding along the top edge of the roof parapet.
- d. Provide additional articulation, glazing, and varied materials at the corner units located on the first floor.

17) 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.

18) 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. 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;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.
- 19) Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
- 20) Indicate lighting poles and landscape plan and clarify height. Be aware that lighting fixtures greater than 10 feet in height are used, they shall be located a minimum of 15 feet away from shade trees (ULDR Section 47-20.14).
- 21) Provide a lighting plan for the parking garage, showing compliance with Section 47-20.14.- Lighting of Parking Facilities.
- 22) Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy;
 - d. Proposed color and materials; and
 - e. Please note any proposed signs will require a separate permit application.
- 23) Provide a 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.

GENERAL COMMENTS:

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

1. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. 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. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
2. An additional follow-up coordination meeting may be required to review project changes



necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the Project Planner (Trisha Logan - 954-828-7101) to review project revisions and/or to obtain a signature routing stamp.

3. Provide a written response to all Development Review Committee comments and provide references to sheet numbers where updates are made in the plan set.
4. Additional comments may be forthcoming at the DRC meeting.



DESIGN REVIEW TEAM (DRT) COMMENTS

Planning Area: NWRAC-MU Illustrations of Design Standards | Rev. 3/22/2021

BACKGROUND INFORMATION: The intent of the Design Review Team (DRT) is to assist applicants by identifying compliance with the applicable master plan design requirements in the form of a checklist. The checklist should be used as a guide in generating formal development applications for site plan submittal. Applicant should provide responses to each item in the DRT checklist upon submittal of formal development applications.

CASE NUMBER:	UDP-DRT25002	NOTES: <ul style="list-style-type: none"> Principles in bold are dimensional standards required by Code (ULDR) Section 47-13.20. Principles marked "yes" / "no" indicate if project meets intent of guideline N/A = Not applicable; more information needed means there is insufficient information to review.
PROJECT NAME:	312 NW 7 St	
PROJECT ADDRESS:	312 NW 7 Street	
REVIEW DATE:	5/27/2025	
CASE PLANNER:	Trisha Logan	
CONTACT INFORMATION:	954-828-7101	

INSTRUCTIONS: Mark applicable column with "X". Add comments / design intent under Principle title.

STREET DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
S-1	A fine-grained street grid is maintained, and right-of-ways are vacated only for strategic public planning purposes.			X	
S-2	Development above right-of-ways (air rights) does not occur.			X	
S-3	Streets have reduced lane widths. Provide dimensions of lane widths.				X
S-4	Traffic calming is utilized rather than barricading streets. A 5-foot dedication is required to complete the trafficway width. Coordinate with Engineering on requirements.				X
S-5	On-street parking is maximized on all streets.	X			
S-6	Adequate bike lanes are provided where appropriate, subject to a planned bicycle network.			X	
S-7	Curb radii are reduced at street intersections to a preferred maximum of 15-feet or a maximum of 20-feet at major arterial roadways. Provide radii dimensions on the site plan.				X
S-8	County "Corner Cord" requirements are eliminated to the greatest extent possible.			X	
S-9	All utility lines (electrical, telephone, cable, etc.) are buried in locations allowing for tree planning and proper root growth. Provide correspondence with utility provider regarding undergrounding of utilities.				X
S-10	Shade trees are maximized on all right-of-ways, located between the sidewalk and the street, with palms or ornamental trees providing a visual marker for intersections (spacing 20-feet for palms/ornamentals & 30-feet for shade trees). Provide all shade/palm trees between the sidewalk and the street.		X		
S-11	Landscaping (other than street trees) plays a supporting, rather than dominant role in the overall street design. Provide 7.5 foot wide landscape strip between sidewalk and parking per the street section.		X		



S-12	Numerous and wide curb cuts are avoided to the greatest extent possible.	X			
S-13	Drive-thrus are avoided in most cases.			X	

BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
B-1	Surface parking facilities are secondary to the pedestrian public realm experience with vehicular access provided from the secondary street or alley where possible.			X	
B-2	Structured parking design is well integrated into the overall building design. Provide enhanced architectural garage screening to minimize noise, light pollution, and to provide visual interest.		X		
B-3	To create an interesting, active, street environment, main pedestrian entrances are oriented toward the street.	X			
B-4	Framing the street: Site open space, as required, is aggregated as usable pedestrian-oriented public space instead of a leftover "green" perimeter. Courtyards and Plazas that are part of the development site are lined with active uses.	X			
B-5	Framing the street: Buildings meet the front and corner build-to-lines to maintain a consistent streetwall. <i>Primary Street: The building frontage abutting a Primary Street should be built to the property line.</i> <i>Secondary Street: The building frontage abutting a Secondary Street should be built to a zone consisting of 5 to 10 feet from the property line.</i> Refer to the streetscape section, and ensure all elements are met.		X		
B-6	Framing the street: Buildings meet the side yard setback to maintain a consistent streetwall. <i>Side / Rear Yard Setbacks: 0 feet*</i> <i>*15 feet when abutting existing residential</i> Refer to the streetscape section, and ensure all elements are met.		X		
B-7	Framing the street: Building streetwalls meet minimum and maximum shoulder heights. <i>Two stories or 25-feet minimum</i> <i>Five stories or 65-feet maximum</i> Building does not have a setback above 65 feet. Provide appropriate streetwall height and incorporate setbacks.		X		
B-8	Framing the street: Buildings exceeding a maximum streetwall length of 150-feet provide variation in the physical design and articulation of the streetwall. Provide articulation on the façade and building breaks to decrease the visual impact of the massing. No structure on a development site shall exceed a maximum length of 150-feet along any right-of-way, unless it provides variation in the physical design and articulation of the streetwall through the following examples (other options may be approved subject to meeting the intent of the design standards): - division into multiple buildings without superficial parapets - a break/articulation of the façade - significant change of massing/façade design		X		
B-9a	Buildings do not exceed maximum height dimensions. <i>NWRAC-MU and those properties that are located east of NW 2nd Avenue within the NWRAC-MU</i>		X		



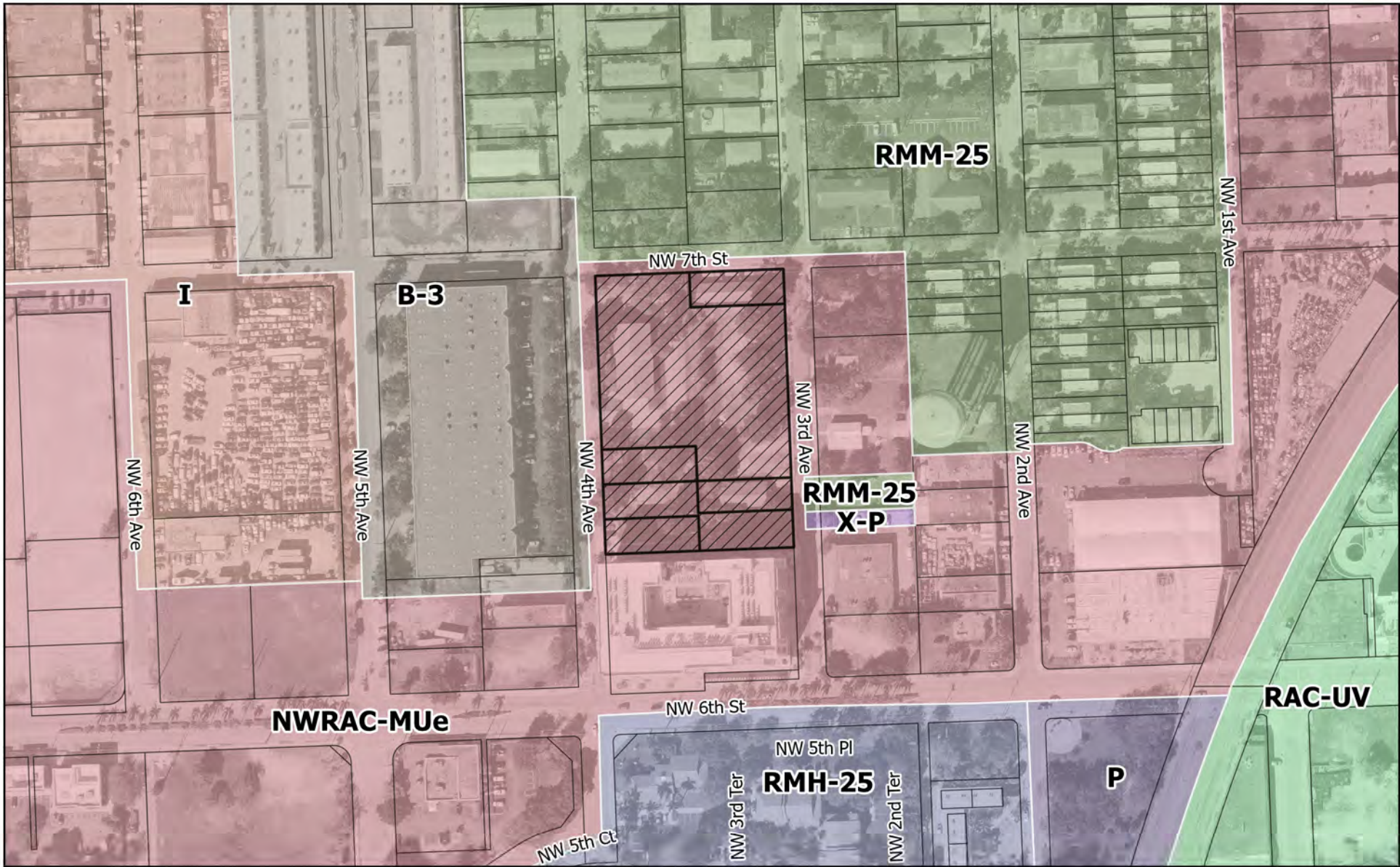
BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
	<p>Permitted Maximum Height up to, but no higher than 120 ft. Provide a narrative requesting the deviations desired.</p> <p><u>NWRAC-MUe west of NW 2nd Avenue</u> Permitted Height up to, but no higher than 65 ft. Max Height up to, but no higher than 110 ft *</p> <p><u>NWRAC-MUw</u> Permitted Height up to, but no higher than 45 ft. Max Height up to, but no higher than 65 ft*</p> <p>* Structures exceeding the permitted height threshold of the NWRAC-MUe, and NWRAC-MUw shall be reviewed subject to the process for a Site Plan Level II permit, with City Commission review and approval in accordance with the performance standards in the Unified and Land Development Regulations (ULDR), Section 47-13.52.B</p>				
B-9b	<p><u>Maximum Floorplate:</u> Commercial 32,000 square feet Residential 12,000 square feet The floorplate exceeds the maximum allowed and need to be reduced to meet the other standards.</p>		X		
B-9c	<p><u>Minimum Tower Separation: 40 feet (depending on floorplate)</u> A minimum of 30 feet for tower separation is not provided and needs to be incorporated into the design.</p>		X		
B-9d	<p><u>Minimum First Floor Height: Fifteen (15) feet</u> The minimum first floor height is not met and needs to be incorporated into the design.</p>		X		
B-10	<p>Towers do not exceed minimum stepback dimensions and maximum floorplate area.</p> <p>Minimum Tower Stepback Front Corner Side Rear <i>Primary Street: 12 feet* 12 feet* Side and Rear are dependent on floorplate</i></p> <p><i>Secondary Street: 15 feet 15 feet [Dependent on floorplate]</i></p> <p>Maximum Floorplate / Minimum Tower Stepback</p> <p><u>Commercial</u> 32,000 square feet / 30 feet side and rear stepback 20,000 square feet / 25 feet side and rear stepback 16,000 square feet / 20 feet side and rear stepback</p> <p><u>Residential</u> 12,000 square feet / 30 feet side and rear stepback 10,000 square feet / 25 feet side and rear stepback 8,000 square feet / 20 feet side and rear stepback Provide justification for increasing floorplate size from maximum 12,000 to 71,982 square feet. Provide a supplemental narrative as part of the DRC package for all deviation requests.</p>		X		
B-11	<p>Where buildings abut existing residential development a transition zone shall be established. <u>Minimum Yard Setback: 15-feet</u> <u>Maximum Shoulder Height: 45-feet</u> <u>Minimum Tower Stepback: 15-feet</u></p>			X	
B-12	<p>Where buildings with towers are located with frontages on multiple streets, the towers are oriented towards the "Primary Street"</p> <p>The design exceeds the permitted maximum shoulder height and does not incorporate a separate tower structure. This approach creates a significant amount of massing oriented towards the adjacent residential neighborhood and does not</p>				X



BUILDING DESIGN STANDARDS: NWRAC-MU		YES	NO	N/A	MORE INFORMATION NEEDED
	provide relief for the properties to the north within the RMM-25 zoning district. Provide an alternative design option that incorporates the required setbacks.				
B-13	Towers contribute to the overall skyline composition. Every portion of the building over 65 feet does not meet the requirements of a tower and therefore does not contribute positively to the skyline.		X		
B-14	Original and self-confident design: A range of architectural styles exist, each having a strong identity, and striving for the highest quality expression of its chosen architectural style.	X			
B-15	Buildings are of high-quality design and construction with an emphasis on durable materials, well thought-out details and careful workmanship. Provide a variety of high-quality materials with emphasis on the first (2) floors adjacent to the pedestrian realm.		X		
B-16	Buildings are site responsive, reflect local character, and have architectural features and patterns that provide visual interest from the perspective of the pedestrian. Setbacks and Stepbacks are needed to conform streetscape of surrounding area, and the low scale context that this massive building is protruding into.		X		
B-17	Creative façade composition: A rich layering of architectural elements are provided throughout the building, with special attention to details below the shoulder level. See comment under B-15.		X		
B-18	The first floor of nonresidential buildings are flush with the adjacent sidewalk, have a minimum height of fifteen (15) feet, and a high percentage of clear glazing <i>Primary Streets – minimum 60%</i> <i>Secondary Streets – minimum 50%</i> As a mixed-use building a minimum height of (15) feet and a minimum of 50 percent of clear glazing. The height of the first floor must be increased and more information needs to be provided on the type and amount of glazing provided.		X		
B-19	Buildings with historic value are preserved and utilized for Adaptive Reuse.			X	
B-20	Environmental Architectural Design that responds to the unique nature of the South Florida environment.	X			
B-21	Pedestrian shading devices, of various types, are provided along the façade of buildings. Provide pedestrian shading elements along the right-of-way need to be incorporated into the design.		X		
B-22	Active and 'extroverted' ground floors with retail are located in strategic locations.	X			
B-23	In residential buildings, ground floor units have individual entrances.			X	
B-24	Balconies and bay windows animate residential building façades			X	
B-25	The 'Fifth Façade' of a building is treated as part of the total design.	X			
B-26	Lighting is utilized to enhance safety without contributing to excessive light pollution or glare. Provide a night rendering showing all lighting elements.				X
B-27	Noise pollution as a result of building design is mitigated.				X



BUILDING DESIGN STANDARDS: NWRAC-MU	YES	NO	N/A	MORE INFORMATION NEEDED
Provide more information on how noise is going to be mitigated in garage.				



UDP-S25017

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

