

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25021



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25021
PROJECT NAME	1 Birch
APPLICATION TYPE	Site Plan Level III
APPROVAL LEVEL	DRC, PZB with City Commission Call-up
REQUEST	Site Plan Level III Review: 13-Story, 21 Multifamily Units with Request for Tower Stepback, Tower Separation, and Yard Modifications
APPLICANT	Las Olas Harbor Club, LLC.
AGENT	Stephanie Toothaker, Esq.
PROPERTY ADDRESS	1 N. Birch Road
ABBREVIATED LEGAL DESCRIPTION	Lauder Del Mar 7-30 B Lot 11 Blk 11
ZONING DISTRICT	Intracoastal Overlook Area District (IOA)
LAND USE	Central Beach Regional Activity Center
COMMISSION DISTRICT	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION	Central Beach Alliance
SUBMITTED	May 23, 2025
COMPLETENESS ISSUED	May 27, 2025
EXPIRATION	November 23, 2025 (180)
WAIVER	N/A
CASE PLANNER	Yvonne Redding, Urban Planner III

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-S25021

CASE COMMENTS:

Please provide a response to the following:

1. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
2. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
3. Designate Fair Housing Provisions per FBC Accessibility volume.
4. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
5. Per Section 1011.12 of the FBC, one stairway shall extend to the roof surface in buildings four or more stories above grade plane.
6. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
7. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC. Interior exit stairways #2 shall terminate at point where an exterior exit door is readily visible and identifiable. 1028.1.1.1
8. Show that the openings in the exterior walls on the North and South Elevations 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>



Case Number: UDP-S25021

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Prior to issuance of Final Certificate of Occupancy (C.O.), record a permanent Sidewalk Easement as appropriate along west side of the adjacent N Birch Road to accommodate portion of pedestrian clear path for public access sidewalk (coordinate minimum required width with UD&P Case Planner and DSD-Traffic staff) located beyond public Right-of-Way. Show/label delineation in the plans prior to Final DRC sign-off.
2. Meet the City's Adequacy requirements for 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>
3. Update 'Boundary and Topographic Survey ALTA/NSPS Land Title Survey' provided, with the following additional information:
 - a. 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.
 - b. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
 - c. Delete all text callouts, delineations, etc. that reference 'Proposed' features, including 'PROPOSED ACCESS EASEMENT' and both "PROPOSED 25' UTILITY EASEMENT" located with the adjacent Valencia Street R/W that was previously approved to be vacated by the City Commission on 11/01/2022 per Ordinance No. C-22-47.
4. Regarding the adjacent Valencia Street R/W that was previously approved to be vacated by the City Commission on 11/01/2022 per Ordinance No. C-22-47 (per UDP Case #UDP-V20003):
 - a. Provide a PDF copy of 'this Ordinance that was recorded in the Public Records of Broward County by the City Clerk within 30 days from the date of final passage'.
 - b. Per 'Letter of Support for Valencia Street Right-of-Way Vacation Case No. UDP-V20003' letter dated 05/09/2021 from the adjacent 'Portofino-On-The-Intracoastal Condominium Association, Inc.', the 'Las Olas Harbor LLC at 1 and 7 North Birch Road' Applicant for this Subject DRC #UDP-S25021 Site Plan development project committed to providing a "parking/drop-off/loading space on the Developer's portion of the vacated right-of-way for the Portofino's use".
 - i. Provide a PDF copy of the 'attached conceptual plan' referenced in that letter.



- ii. Show/label in the Subject #UDP-S25021 plans where this is being provided.
 - c. Provide a PDF copy of the 'Letter has been provided dated Feb 2022', per the Applicant's response to Engineering Comment #10 'Provide written authorization/concurrence from all property owners adjacent to the right of way to be vacated'.
 - d. Please be advised that if this proposed DRC #UDP-S25021 Site Plan development project complies with the conditions of (and remains within the boundaries established by) the adjacent Valencia Street R/W vacation (i.e. per Ordinance No. C-22-47), Engineering staff would be willing to provide Final DRC sign-off, contingent upon the vacating ordinance being in full force and effect (i.e. execution of the Engineer's Certificate) prior to permitting. This would include addressing the following task items:
 - i. AT&T's existing facilities (located within the adjacent vacated Valencia Street 50' R/W area) shall be relocated, inspected, and accepted by the franchise utility owner.
 - ii. Written approval from the adjacent 'Portofino Condominium' private property owner shall be provided for configuration of the proposed vehicle access/driveway area improvements within the adjacent vacated Valencia Street 50' R/W (to be retained as an exclusive City Utility Easement, per Ordinance No. C-22-47).
 - iii. Proposed 'North' and 'South' Utility Easements shall be configured (per the intent of the adjacent Valencia Street R/W Vacating Ordinance No. C-22-47), 'North' easement document shall include proper verbiage stating the allowable building overhang encroachments by this proposed DRC #UDP-S25021 Site Plan development project, 'South' easement document shall include proper verbiage stating the allowable 'Portofino Condominium' entrance gate to be located within the proposed utility easement, easement documents shall be fully executed by City staff, and shall be recorded by the Applicant at Broward County Records.
 - iv. Proposed 'North' and 'South' Cross-Access Easements shall be configured (per the intent of the adjacent Valencia Street R/W Vacating Ordinance No. C-22-47), easement documents shall be fully executed by both private property owners (i.e. 'Portofino Condominium' and DRC #UDP-S25021 Site Plan developer), and shall be recorded by the Applicant(s) at Broward County Records.
 - v. A fully executed Engineer's Certificate shall be recorded by the Applicant at Broward County Records, evidencing that all conditions listed on Exhibit "B" of the adjacent Valencia Street R/W Vacating Ordinance No. C-22-47, have been met.
 - vi. Property survey boundary for each of the adjacent proposed Subject DRC #UDP-S25021 Site Plan development project and the existing 'Portofino Condominium' shall be revised accordingly (i.e. to include the respective halves of the adjacent vacated Valencia Street 50' R/W, to be retained as proposed exclusive City Utility Easement, per Ordinance No. C-22-47).
5. Provide a conceptual Demolition Plan for area within the adjacent vacated Valencia Street 50' R/W (to be retained as an exclusive City Utility Easement, per Ordinance No. C-22-47), that includes the disposition of existing surface features and underground utilities.
 - a. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/be relocated/removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
6. Cover Sheet: 'Photometrics' Sheet missing in DRC #UDP-S25021 Site Plan submittal (compared to 'DRC Sheet Index' on Cover Sheet); please reconcile and update plans as appropriate.
7. Sheet C0 (Site Plan):



- a. Confirm that all proposed improvements depicted within south half of the adjacent vacated Valencia Street 50' R/W (to be retained as an exclusive City Utility Easement, per Ordinance No. C-22-47) will be constructed by the Subject #UDP-S25021 Site Plan developer.
 - b. Confirm that proposed 7' Sidewalk Easement (i.e. abutting the adjacent N Birch Road R/W, within south half of the adjacent vacated Valencia Street R/W) will be conveyed to the City (by the adjacent 'Portofino Condominium' property owner) prior to issuance of Final C.O. for the Subject #UDP-S25021 Site Plan development project.
 - c. Discuss what allows the existing 'Portofino Condominium' vehicle access gate, which is currently located within the adjacent Valencia Street R/W (i.e. approved to be vacated by the City Commission) to be reconstructed further within the proposed exclusive City Utility Easement to be retained over the vacated Valencia Street R/W vacation.
 - d. Since 'GARAGE HEIGHT CLEARANCE OF 14'-6"' labeled is not consistent with 10'-4" vertical height differential between Sheet A-1.01/Ground Floor Plan (i.e. -3'-1") and Sheet A-1.02/2nd Floor Plan (i.e. 7'-3"), which also does not account for 2nd floor garage slab thickness, please reconcile and revise plans as appropriate.
 - e. Since 'GARAGE HEIGHT CLEARANCE OF 14'-6"' labeled (plus 2nd floor garage slab thickness) is not consistent with 10'-4" vertical height dimensioned between 'Level 1' & 'Level 2' on Sheets A-2.01 & A-2.02 (Elevations) and Sheet A-2.03 (Detail Elevations), please reconcile and revise plans as appropriate.
 - f. Along south face of proposed building structure, confirm that building foundation/footer will not encroach within the adjacent vacated Valencia Street 50' R/W (to be retained as an exclusive City Utility Easement, per Ordinance No. C-22-47).
 - g. Confirm with DSD-PW staff if proposed 'FENCE W/ GATE' is allowed to swing within the adjacent exclusive City Utility Easement, to be retained (i.e. per Ordinance No. C-22-47) from the vacation of adjacent Valencia Street R/W.
 - h. Near NE corner of project, extend proposed 7' width public access sidewalk (i.e. located within proposed Sidewalk Easement) to north property boundary, to accommodate and abut future sidewalk connection with the adjacent property if/when it's redeveloped.
 - i. Regarding callouts along north property boundary 'RETAINING WALL (BY OTHERS)', confirm if it's intended to be part of this proposed DRC #UDP-S25021 Site Plan development project.
 - j. Please be advised that proposed overhead building 'eyebrow' and 'balcony' encroachments into the adjacent proposed exclusive City Utility Easement to be retained (i.e. per Ordinance No. C-22-47) from the vacation of adjacent Valencia Street R/W, is to be reviewed/discussed internally with Property and Right-of-Way Committee (PROW) staff prior to Engineering's Final DRC sign-off for this proposed DRC #UDP-S25021 Site Plan development project.
8. Sheets C0 (Site Plan) & A-1.01 (Ground Floor Plan):
- a. For garage drive aisle vehicle access to/from the south (i.e. vacated Valencia Street R/W), show/label extent and dimension length of '< 2% Slope' floor grade.
 - b. Label slope and length of each pedestrian ramp between Lobby (i.e. 7.40' NAVD) and parking garage area (i.e. 5.40' NAVD).
9. Sheets A-1.01 (Ground Floor Plan) & A-1.02 (2nd Floor Plan):
- a. Label vertical height clearance provided for parking garage area.
 - b. Dimension typical parking stall width from midpoint of adjacent parking stripes (i.e. instead of 9'-0" dimension shown to outside of adjacent parking stripes).
10. Sheet A-1.02 (2nd Floor Plan):
- a. Since 7'-3" garage 2nd floor elevation is only 10'-4" higher than -3'-1" garage Ground floor elevation below, which is not consistent with 'GARAGE HEIGHT CLEARANCE OF 14'-6"'



labeled on Sheet C0/Site Plan (plus 2nd floor garage slab thickness), please reconcile and revise plans as appropriate.

- b. Based on the 'RAMP DOWN' lengths and slopes labeled, plus grading information depicted on Sheet C2/Conceptual PG&D Plan at the bottom of these ramps, the approximate garage 2nd floor elevation calculated is approximately 13.8' NAVD. Since this calculated garage 2nd floor elevation is about 8.4' to 9.5' higher than the garage Ground floor elevation labeled on Sheet C0/Site Plan (i.e. 5.40' NAVD to 4.30' NAVD), which is not consistent with 'GARAGE HEIGHT CLEARANCE OF 14'-6"' labeled on Sheet C0/Site Plan (plus 2nd floor garage slab thickness), please reconcile and revise plans as appropriate.

11. Sheets A-2.01 & A-2.02 (Elevations):

- a. Dimension/label on 'EAST ELEVATION' and 'WEST ELEVATION' the limits of proposed exclusive City Utility Easement to be retained within this proposed DRC #UDP-S25021 Site Plan development project (i.e. per Ordinance No. C-22-47) from the vacation of adjacent Valencia Street R/W.
- b. Dimension/label on 'EAST ELEVATION' and 'WEST ELEVATION' the vertical clearance between bottom of 2nd Floor 'eyebrow' (i.e. as labeled under 'SOUTH' column of 'SETBACKS' table depicted on Sheet A-0.01/Building Information) extending within proposed exclusive City Utility Easement, and the proposed finished grade beneath.
- c. Dimension/label on 'NORTH ELEVATION' and 'SOUTH ELEVATION' the limits of proposed 7' Sidewalk Easement abutting the adjacent N Birch Road R/W.

12. Sheets A-2.01 & A-2.02 (Elevations) and Sheet A2.03 (Detail Elevations): Since 10'-4" vertical height dimensioned between 'Level 1' & 'Level 2' is not consistent with 'GARAGE HEIGHT CLEARANCE OF 14'-6"' labeled on Sheet C0/Site Plan (plus 2nd floor garage slab thickness), please reconcile and revise plans as appropriate.

13. Sheet L-1 (Landscape Plan – Ground Floor):

- a. Show/label all existing and proposed City utility infrastructure located within the adjacent City Right-of-Way (as depicted in the Civil plans) to help identify potential conflicts. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances per City guidelines to/from City's public infrastructure (i.e. minimum 5 feet and 10 feet horizontal clearance separation is required between city utilities infrastructure and proposed small and medium/large trees, respectively), to allow for continued Public Works maintenance without obstruction. Ensure separation is provided and include a note regarding horizontal clearance requirements on the landscape plans.
 - i. Dimension clear horizontal offsets between proposed trees and existing City utility infrastructure.
- b. Dimension proposed trees to be installed a minimum 4 feet (clear horizontal offset) beyond curbs when adjacent to travel lanes along the adjacent N Birch Road.
- c. Please be advised that any installation of landscape improvements within the proposed exclusive City Utility Easement (i.e. per the vacating Ordinance No. C-22-47) will require approval from the City.

14. Sheet C2 (Conceptual Paving, Grading, & Drainage Plan):

- a. Show/label all existing City stormwater infrastructure located within the adjacent Valencia Street R/W (i.e. previously approved to be vacated by the City Commission), including items highlighted in green in the following image (snipped from the 'Boundary and Topographic Survey ALTA/NSPS Land Title Survey' provided for this project):



- b. Label disposition of all existing City stormwater infrastructure located within the adjacent Valencia Street R/W (i.e. previously approved to be vacated by the City Commission).
- c. Show/label proposed concrete flared driveways (i.e. instead of with curved radii) per FDOT Standard Plans Index 522-003, for both driveway connections between proposed development and adjacent City R/W (i.e. N Birch Road).
- d. For proposed stormwater catch basins located within adjacent N Birch Road R/W, label inverts at curb & gutter flowline, label inverts and size of connecting stormwater pipe, and confirm that the proposed stormwater pipe crosses the existing 42" RCP.
- e. Within the adjacent vacated Valencia Street R/W (i.e. to be retained as an exclusive City Utility Easement), discuss how the proposed valley gutter near south side of the vehicle access/driveway area, drains to the existing stormwater catch basins.
- f. Discuss if nuisance drainage from the Ground floor parking garage area will need to be conveyed to the on-site drainage system.
- g. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
- h. Provide and label typical roadway cross-sections (to demonstrate harmonization) for the proposed development side of N Birch Road: at driveway access point, and at landscape swale area (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show/label existing Right-of-Way and proposed 7' Sidewalk Easement boundaries.
- i. Provide and label typical sections (to demonstrate harmonization) along south property boundary as appropriate, depicting south face of proposed building structure, and entire 50' width of adjacent Valencia Street R/W (vacated per Ordinance No. C-22-47, to be retained as a proposed exclusive City Utility Easement) that includes the proposed vehicle access/driveway area.
- j. Provide and label typical section (to demonstrate harmonization) along west property boundary (i.e. between existing seawall and proposed vehicle access/driveway area) and east property boundary (i.e. at driveway access point), both within the adjacent exclusive City Utility Easement, to be retained (i.e. per Ordinance No. C-22-47) from the vacation of adjacent Valencia Street R/W.
- k. Provide and label typical section (to demonstrate harmonization) for each west and south property boundary abutting the adjacent Intracoastal Waterway (depicting existing seawall), and along north property boundary.

15. Sheet C3 (Conceptual Water & Sewer Plan):

- a. Confirm with DSD-PW staff if the proposed water service connections are allowable within the adjacent vacated Valencia Street 50' R/W (i.e. to be retained as a public Utility Easement over the entire vacated 50' R/W for Public Works access, maintenance, and future infrastructure improvements for the exclusive use of public utilities) where 'No easement



rights may be granted of this easement area for any private utilities' per the vacating Ordinance No. C-22-47.

- b. Please be advised that per City Code of Ordinance Section 28-59, where connections are to be made to existing building sewers, such building sewers shall be carefully examined by televising equipment and inspected and certified by a licensed plumber in the State of Florida. Any plumber performing the required inspections shall be experienced in NASSCO standards for content and terminology. CCTV survey files shall be provided in PACP file format. The inspection report and CCTV video must be supplied to the City's Development Services Department (DSD) and the Public Works Department prior to issuance of a building permit. If the existing service lateral is found in good condition and free from infiltration, it may be connected to the main sewer from the building. If, however, in the judgment of the city, the existing building sewer is not in good condition or free from infiltration, it shall be replaced. Such replacement shall be carried out under an approved permit and before connection is made.
 - i. Video file shall be provided via email to Edgar Barrera (ebarrera@fortlauderdale.gov). If the file size exceeds 25MB a downloadable link will be provided. Any questions or assistance with the submittal, please contact Edgar Barrera.
 - ii. Physical devices such as external hard drives and disks are not acceptable.
 - iii. Video footage shall be of sufficient quality and identify property address, date, point of entry (ex. clean-out) and point of termination (ex. sewer main).
 - iv. The circumference of the pipe must be completely shown in the video frame.
 - v. Inspection and certification report shall identify pipe material, size, and lateral condition.
16. Sheet X3 (Maintenance Agreement Exhibit): Please be advised that Applicant shall be responsible for maintenance of proposed storm drain infrastructure improvements located within adjacent City R/W and exclusive City Utility Easement (i.e. to be retained, per Ordinance No. C-22-47, from the vacation of adjacent Valencia Street R/W) during a 1-year warranty period, until accepted by the City's Public Works Department.
17. Discuss disposition of existing monitoring wells and status of any ongoing environmental mitigation on the property to be developed, as required by the Broward County Environmental Protection Department (EPD) and/or Florida Department of Environmental Protection (FDEP).
18. Provide reasonable assurances that the proposed on-site drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. A detailed plan demonstrating that the structures are accessible by equipment required to maintain the system, and how the system will be replaced in the event of failure.
19. Please be advised that any proposed pedestrian lighting along the adjacent City Right-of-Way requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the Case Planner for details to match the area.
20. Proposed public and private improvements shall consider the construction limitation per City 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.
21. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement,



processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Development Services Development for Maintenance of Traffic.

Please provide a statement describing potential impacts to public right-of-way during construction of the development. This statement shall describe, but not limited to:

- Potential roadway and sidewalk closures, including phasing and duration.
- Use of pedestrian overhead canopy to maintain pedestrian travel.
- Impacts to public parking areas and parking arrangements for construction personnel.
- Crane operations
- Describe the construction impacts of the proposed design on the adjacent areas (right-of-way, properties, etc.) and the unique limitations of the site such as proximity to major roadways and waterways.

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-S25021

CASE COMMENTS:

Please provide a response to the following:

1. Please comply with FBC section 3007 for the fire service elevators, lobby and or corridors.

GENERAL COMMENTS

The following comments are for informational purposes before final DRC sign-off.

Florida Fire Prevention Code (FFPC) - NFPA 1 Chapter 15 Fire Department Service Delivery Concurrency Evaluation

15.1 Application.

15.1.1 The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

15.1.1.1 Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

Minimum thresholds that require an evaluation are as follows:

Larger than 1% increase of the City's service population equals any new building with a human capacity of 1856 persons or greater.

Larger than 1% increase in Fire Dept. protected building square footage that equals or is greater than more than 1,132,903 sq. ft.

Note: It only requires one requirement to be a mandatory and must be submitted before a building permit is applied for.



Case Number: UDP-S25021

CASE COMMENTS:

GENERAL COMMENTS

The following corrections are needed prior to Building permit application

1. Flood Zone in effect at time of submittal), AE, (BFE 6', + 1.4 = 7.4 ft. NAVD)
2. Additional comments may follow pending submission of the complete plan set at time of building permit.
3. The plans submitted show a floor elevation of 7.4 feet NAVD in lobby area,
4. Flood Vents will also be required in the garage and trash room areas at 1 sq. inch for every square foot of enclosed areas please update plans at time of the building permit application.
5. Refer to FEMA Technical Bulletin 2, for Flood Damage Resistant Materials
6. Sheet CO, does not show FFE for enclosed room trash room, fire command room, packages.
7. Lift equipment needs to be elevated to 7.4 ft. NAVD 88 (areas are labeled lift on plan sheets)
8. Sheet A-0.01 show FFE in Feet NAVD 88
9. Sheet A-1.01 Ground floor, show finish floor elevations of all rooms below 7.4 ft.
10. East Elevation (sheets A-2.01) show Level 1, finish floor elevation in feet using the NAVD 88 Datum.
11. West and East elevation (Sheet A-2.02) show finish floor elevation in feet using the NAVD 88 Datum
12. Sheet A-2.03 street level (east elevation ground floor) show finish floor elevation in feet using the NAVD 88 Datum

References:

ASCE 24-14 Flood Resistant Design Standards.

FBC 8th Edition Residential Section R322.2.2 <https://codes.iccsafe.org/codes/florida>

Flood Ordinance Ch 14:

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=COOR_CH14FLMA



Case Number: UDP-S25021

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. (#11 – Black Olive). 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 (#11 – Black Olive) 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. Provide streetscape and street trees as per ULDR 47-12.5.D Central Beach Streetscape Design. Note that Birch Road is identified as a Secondary street. Street trees are to be a minimum of 16 feet tall 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. Palm trees, minimum 18 feet tall, may be provided at intersections where streets with street trees converge. When overhead utilities exist, required street trees may be small trees or small palms provided at a minimum of a ratio of one street tree per fifteen feet frontage or greater fraction thereof. Small trees or small palms are to be a minimum 12 feet tall, 6 foot spread, six foot vertical clearance. Show measured distance between street trees on plan.
4. Illustrate the location of power poles and overhead utilities, and follow FPL Right Tree Right Place guidelines for tree selection and placement.
5. 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.
6. 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. This requirement is not only for Street Trees, but also for shade trees on site adjacent to the public realm of the sidewalk.

A 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.

7. 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.
8. A minimum of twenty-five percent (25%) pervious area is required for single and multiple family development in IOA zoning district, as per ULDR 47-21.13.B.14. Sheet C0 Site Plan lists 19.3% (3,929 sq.ft.) proposed pervious. Please revise and provide a diagram illustrating this requirement. Note that any elevated landscaped area above the ground surface grade of the building will not be credited towards pervious area, however, the area may count towards open space requirements.
9. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, illustrate such requirements on plans as a diagram, and provide, in tabular format, all required versus provided VUA landscape calculations.
10. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance. This includes existing and proposed sanitary sewer lines, water lines, electrical lines, communication lines, drainage well and lines, etc.
11. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
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 and illustrate on plans. 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 prior to final DRC sign off.

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 permit and 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-S25021

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.

14. Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S25021

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. 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. Service Days shall be per the City's residential routing schedule.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how the truck will service the property and where the dumpster will be stored and put out to be serviced.
8. Solid waste collection shall be from a private loading dock.
9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
10. Containers: must comply with 47-19.4
11. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthened apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
12. 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.
13. Recommend trash chute accommodate recycling.
14. Draw equipment on the plan to show it will fit in trash room.
15. 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.
16. 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-S25021

CASE COMMENTS:

1. A cross-access agreement between this property and the property located at 77 S Birch Rd shall be required to allow vehicles to enter and exit the proposed development.
2. Additional comments may be provided upon further review.



Case Number: UDP-S25021

CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.
3. Please review Chapter 1, Section 118 of the Broward County Building Code.
4. Additional guidance may be obtained from BDA@fortlauderdale.gov.

General Comments:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Additional information is required to properly evaluate the Developer's plans.

Please consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.

Case Number: UDP-S25021

CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before November 23, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. 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.
- 2) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:
 - a) Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - I. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - II. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b) The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the 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. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
- 3) The site is currently designated Central Beach Regional Activity Center on the City's Future Land Use Map which would permit the proposed use in this designation. This is not a determination on consistency with the Comprehensive Plan, Goals and Objectives and Policies.
- 4) No final plat of any subdivision shall be approved unless the subdivider files with the City a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the county, conditioned to secure the construction of the improvements required under this section, in a satisfactory manner and within a time period specified by the City Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1½) times the cost of constructing the improvements as estimated by the City Engineer and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture.
- 5) This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and



the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

Monitoring of all ground disturbing work is required in accordance with the recommendations outlined on page two of the attached letter provided by Coastal Archaeology and History Research, Inc. At the time of permitting, a Letter of Agreement from a professional archaeologist will be required to be submitted to my attention stating that they have been contracted to provide these services. Upon completion of the ground disturbing work, a final monitoring report must be submitted.

- 6) The proposed project requires review and recommendation by the Planning and Zoning (PZ) Board and approval by the City Commission. A separate application and fee are required for both PZ Board review and City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27).
- 7) Provide the following graphics and ensure the proposed project is in scale with neighboring buildings and only existing or proposed structures are shown in all renderings. To ensure that graphics accurately portray the project in scaled proportion to its surroundings, provide a vertical benchmark (power pole, adjacent building, etc.) and indicate the measurements for comparison. In addition, include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."
 - a) Provide a context plan of general area indicating proposed development and outline of all nearby properties with structures outlined and uses and heights labeled. On context plan, indicate and dimension setbacks, drive isles, public sidewalks, crosswalks, and bus stops.
 - b) Provide context elevations (north/south and east/west) indicating proposed project and nearby properties, including those across adjacent streets and/or waterways. Dimension the height, length, and width of all structures, setbacks, drive isles, landscaping, etc. in order to ascertain the relationship the proposed development will have on the surrounding properties.
 - c) Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm. Include building details, outdoor seating and proposed landscaping;
 - d) Provide detail of ground floor elevations with scale no less than $\frac{1}{4}'' = 1'$. All pertinent details (awnings, windows, etc.) should be dimensioned. Include specifications, and/or photographic examples of proposed materials. Eye level perspectives of the ground floor should include outdoor seating and pedestrian walkways and proposed landscaping;
 - e) Provide a shadow study indicating shadows at 9 am, 12 pm, and 4 pm for the Winter Solstice (December 22) and Spring Equinox (March 21). Indicate property lines and indicate shadow spillover beyond property lines. Study must be in context and scale with the surrounding area, and should show adjacent lots, streets, neighboring buildings, pools, etc. Indicate if any parks or open space will be impacted;
 - f) Provide a night-time rendering of the proposed project elevations.
- 8) Ensure the Central Beach Streetscape Plan requirements are being met. Propose on-street parking along Birch Road as recommended in the plan. Provide a written narrative addressing each design requirement.
- 9) All mechanical (lift) parking shall be graphically indicated on the site plan and referenced within the tabular data. In addition, details and specifications for mechanical parking shall be provided. Note that all proposed mechanical parking is subject to a valet parking agreement pursuant to Sec. 47-20.18.
- 10) As the requests includes reducing the required tower separation requirement, provide the tower separation diagram.



- 11) Provide the following:
 - a) Proposed language designating the stacked parking spaces and how they are assigned to unit owners, unless you propose valet parking for the spaces;
 - b) Turning template (page X5) does not meet ULDR requirements, please discuss options with City Engineer, Ben Restrepo;
 - c) The access easement documentation for the two portions of the vacated right-of-way allowing cross access onto the easement areas;
 - d) Discuss handicap spaces and guest parking spaces with City Engineer. There may be an option to redesign to incorporate both uses on site;
 - e) Trip analysis for review by Benjamin Restrepo, of the Transportation and Mobility Department. The previous trips allocated to the site have been returned to the beach trip pool.
- 12) Provide the following changes on site plan:
 - a) Provide ADA ramps at both corners of the Valencia Street right-of-way.
 - b) Provide location, renderings and details pertaining to all proposed signage. Signage is approved under a separate permit application.
 - c) Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
- 13) On elevation sheets show setbacks from property lines to balconies and all architectural features.
- 14) additional renderings of the facade facing the waterway(west) and the facade facing north towards 9 North Birch Road Condominium (north). Similar to sheet A-2.03 for the front (east) facade. To ensure the ground floor levels are activated.
- 15) 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.
- 16) Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.
- 17) As the site is very restrictive, provide construction staging plan which includes hours of operation, debris mitigation, crane operations and employee and/or equipment parking and storage. A revocable license application may be needed if the sidewalk or ROW requires to be closed at any time and would require a separate application.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Additional comments may be forthcoming at the DRC meeting.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Monday, October 05, 2020

Trisha Logan,
Planner III, HPB Liaison
City of Ft. Lauderdale Urban Design & Planning Division
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.7101
e. tlogan@fortlauderdale.gov

Re: PLN-20090002
1 North Birch, Fort Lauderdale, Florida. BCPA
BCPA Parcels 504212101160 and 504212101150
Received by CAHR 17 Sept 2020

Trisha Logan,

In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced survey report in accordance with Chapters 267, *Florida Statutes* and Section 47-25.2.P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

The proposed development consists of \pm .4 acres of cleared, previously developed land, including Lot 10 and Lot 11 of Block 11 of the Lauder-Del-Mar Plat (BCOR). The property is in the Lauder-Del-Mar subdivision of the City of Fort Lauderdale, platted in 1925, it is one of the earliest subdivisions in the City of Fort Lauderdale. (HPAI 1988) The parcel is located on the extreme west of the original barrier island formation and the western limit of the property is characterized as Fill (USDA 1947; AHC 1995; BCPA 2020).

The parcel is in the City of Fort Lauderdale *Beach / Barrier Island Archaeological Zone* an area previously identified as having a high potential for the occurrence of significant archaeological deposits (AHC 1995; CAHR 2016). The zone includes the land between the Intracoastal waterway and the Atlantic Ocean and is identified as a likely area for prehistoric seasonal camp and resource procurements sites. An extinct lagoon / slough previously occupied land west of the historic dune location and ran south from NE 9th Street to Bayshore Drive, This aquatic feature and the adjacent high-ground provided seasonal shelter and access to estuarine and marine resources for prehistoric and early historic habitans.

A review of the FMSF (Florida Master Site File) indicates that no archaeological survey has been performed on the property and that no archaeological resources have been recorded on the property. This review also indicated that Lot 11 previously contained FMSF structure number 1736, a Mediterranean style residential structure built circa 1938 but which was demolished in 2008 (BCPA). At about the same time, a multi-story mid-century high-rise on the adjoining Lot 10 was also demolished (BCPA). A review of historic aerials and other documents indicates that

the western portion of Lot 11 and some portions of the western limit of Lot 10 are comprised of Fill (BCOR 1925; USDA 1947; AHC 1995; BCPA 2020). The relatively small parcel has been impacted by infrastructure improvements since the 1950s and site demolition and surface reformatting as recently as 2007-2010.

Opinion

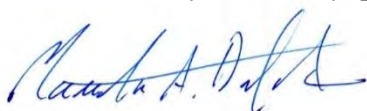
Based on site factors including the condition and development history of the property as well as proximity to known resources, and other data, it is my opinion that there is low-to-moderate potential for the occurrence of significant archaeological resources within the a property.

Recommendation

In capacity as the City's archaeological consultant it is my recommendation that the proposed development should be permitted to move forward with the following considerations/requirements:

1. A professional archaeologist who meets the Secretary of the Interior's Professional Standards (36 CFR part 61 *as amended*) should monitor ground disturbance activities in the subject parcel. The purpose of the archaeological monitor will be to observe, record, and collect discoveries as they deem appropriate and to identify significant archaeological deposits. Specifically, the monitor should be on-site to monitor removal or excavation of existing historic infrastructure and any excavation that will penetrate original/historic sediments. Specific activities that may warrant monitoring include excavation of existing sewer/water lines, excavation of foundations, piers, footers for proposed new construction, excavation of previously undisturbed sediments for installation of new infrastructure.
2. In the event that significant archaeological materials or unmarked human remains are encountered then the archaeologist shall be empowered to direct the project site manager to halt excavation in the vicinity of the find and to alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 *Florida Statutes* as it pertains to the discovery of unmarked human remains.
3. If, upon visual observation of ground-disturbances, the professional archaeologist deems the subject property does not contain archaeological deposits and that archaeological monitoring is not necessary, the archaeologist shall provide a letter to the Historic Preservation Planner requesting to change these requirements.
4. Upon completion of monitoring work, a monitoring report shall be submitted to the City's historic Preservation Planner, Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7107) for review, determination of significance, and additional actions. The report should detail the dates and activities of monitoring, discoveries, additional recommendations, and identify the disposition of the archaeological collection. conform to the professional *Standards* set forth in Chapter 1A-46 *Florida Administrative Code* and the Division of Historical Resources professional standards manual.
5. If, in the event that, unmarked human remains are encountered during the course of development, then excavation in the vicinity of the find shall halt immediately, and the property owner / agent shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 *Florida Statutes* as it pertains to the discovery of unmarked human remains.

Please contact me if you have any questions regarding these comments.



Regards,

Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.

REF:

AHC (Archaeological and Historical Conservancy, Inc.)

1995 An Archaeological Survey of Southeast Broward County, Phase 3. Report from AHC, Inc to the Broward County Planning Office. FMSF Report number 4075.

CAHR (Coastal Archaeology & History Research, Inc)

2016 Draft - Guide the Broward County Archaeological Sites and Zones. Report from CAHR, Inc. to the

Broward County Development Management Division. On File CAHR, Inc. California, MD.

BCOR (Broward County Official Records)

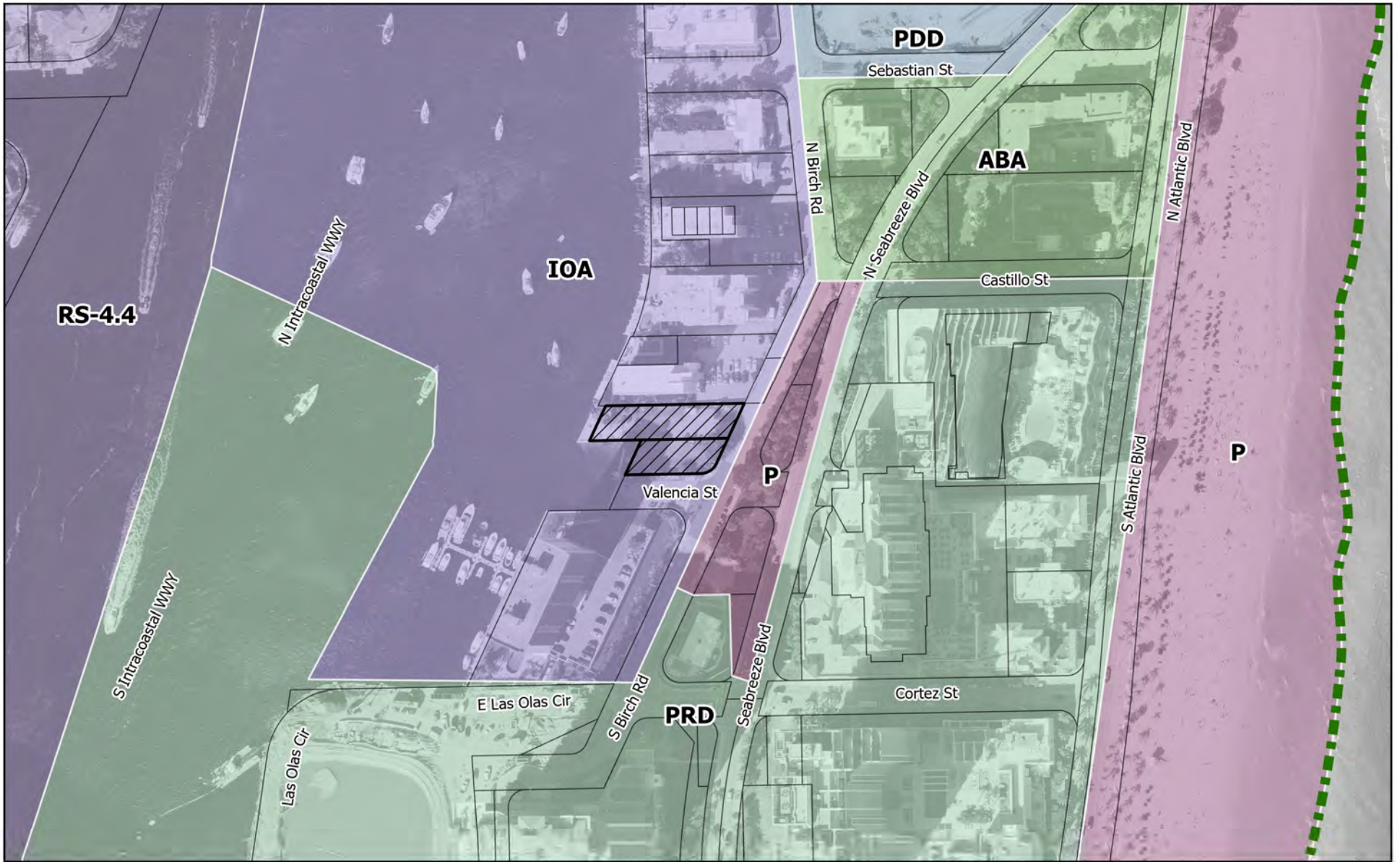
1925 "Lauder del Mar." Plat. Broward County plat Book 7, Page 30. 24 Feb 1925.

HPAI (Historic Property Associates, Inc.)

1988 Historic Properties Survey of the Colee Hammock, Rio vista, Idlewyld, and Beach Areas of Fort Lauderdale. November 1988. Report from historic Properties Associates, Inc, St. Augustine, Florida to the City of Fort Lauderdale. FMSF Report number 1750.

USDA (Unites States Department of Agriculture)

1947 1947 Aerial Photos of Broward County. George Smathers Libraries, University of Florida.



UDP-S25021

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

