

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25020



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25020
PROJECT NAME	Midtown Progresso
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	DRC, Subject to Commission Request for Review
REQUEST	249 Multifamily Units and 1,665 Square Feet of Commercial Use
APPLICANT	Advantis MCA Flagler Triangle, LLC.
AGENT	Barbara Hall, Greenberg Traurig, P.A.
PROPERTY ADDRESS	4 NW 7 th Street
ABBREVIATED LEGAL DESCRIPTION	Progresso, Plat Book 2, Page 18
ZONING DISTRICT	Northwest Regional Activity Center – Mixed Use east (NWRAC-MUe)
LAND USE	Northwest Regional Activity Center
COMMISSION DISTRICT	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION	Progresso Village Association
SUBMITTED	August 8, 2025
COMPLETENESS ISSUED	August 19, 2025
STATE STATUTE 166.033 EXPIRATION	February 15, 2026 (180 Days)
CASE PLANNER	Jim Hetzel, Principal Planner, AICP

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-S25020

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. Interior exit stairways R-ST1 shall terminate at point where an exterior exit door is readily visible and identifiable from the point of termination of the enclosure per section 1028.1.1.1 of the FBC or it must be discharged directly to the exterior of the building leading to the public way per Section 1028 of the 2023 FBC.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
11. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume. Accessible parking spaces must be located on an accessible route and so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.
12. Per Section 1011.12 of the FBC, one stairway shall extend to the roof surface in buildings four or more stories above grade plane.
13. Reference the 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>



Case Number: UDP-S25020

CASE COMMENTS:

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

1. Provide 5' permanent Right-of-Way Easement or dedication along the east side of NW 1st Avenue, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Provide 5' permanent Right-of-Way Easement or dedication along the south side of NW 7th Steet, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
3. Provide permanent Sidewalk Easement as appropriate along the east side of NW 1st Avenue to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication. Show/ label delineation in the plans.
4. Provide permanent Sidewalk Easement as appropriate along the south side of NW 7th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication. Show/ label delineation in the plans.
5. Provide 6-in. sewer cleanout at 2.5' from the right-of-way line as per City of Fort Lauderdale Engineering Detail Standard #213. Shall cleanout fall on a vehicular access area, a traffic rated (H-20) cover shall be provided as per detail # 215.
6. Provide 10' x 15' (min.) permanent water Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate.
 - a. Plan shall be labeled as water meter.
 - b. Backflow preventer for water meters shall not be located within the easement area.
 - c. Water easements are not required for fire line.
7. 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>



8. The provided survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
9. On sheet C300 Provide/include the following information.
 - a. "Do not Enter" signs shall be installed at the end of NW 1st Avenue located at the median in the cul-de-sac to appropriately direct vehicular traffic.
 - b. Include the travel lane widths of the drive isle entering/exiting at the southern end of the development.
10. 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.
 - a. Depict the existing power poles and lights along NW 1st Avenue and NW 7th Street.
 - b. Existing light poles along NW 7th St are to be removed? Where will they be relocated?
 - c. Show existing fire hydrant on NW 1st Ave and NW 7 Street and state if relocating
11. Show/label proposed water service connections, associated valves, backflows and fittings with size, materials.
12. Proposed required on-site improvements (i.e. building, foundation, onsite drainage, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements.
13. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
14. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
 - a. Depict existing sidewalk adjacent to the development to the east along NW 7th Steet and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
 - b. Sidewalk along NW 1st Avenue shall continue to the end of the property line along the cul-de-sac.
 - c. ADA landing at the intersection of NW 1st Avenue and NW 7th Street shall only lead pedestrians to the western sidewalk connection.
15. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.



- a. A stop bar and sign shall be proposed minimum 4ft behind the sidewalk at the exit of the building back onto NW 1st Avenue at the southern end of the development.
16. 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). 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. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
- a. The 25ft sight triangle shall be depicted from the ultimate ROW line.
 - b. On sheet C200 the temporary construction fence shall be relocated outside of the 25ft sight triangle.
 - c. Landscape and Civil plans shall depict the necessary sight triangles.
 - d. Provide the clear trunk requirement for landscaping within sight triangles.
17. Clearly depict trash enclosure on site plan.
- a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Ensure sufficient height clearance is provided within the garage for truck access.
18. Sheets A2.1 – A2.6 (Building Elevations): Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.
19. Provide and label typical roadway cross-sections for the proposed development side of NW 1st Avenue, NW 7th Street and the cul-de-sac: 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.
- a. Proposed roadway elevations shall match existing roadway elevations.
 - b. Back of proposed sidewalk shall not be higher than the crown of road.
20. Per ULDR Section 47-20.17, show and label on Site Plan the Vehicle Reservoir Spaces (VRS) required for the proposed development – a minimum 10' x 20' area for each vehicle to be accommodated for the temporary stopping of a vehicle awaiting service, which shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading. Each VRS shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site; design configuration shall be such that there shall be no backing into the street permitted.



- a. Clarify whether the proposed parking is 100% valet or not. Depict information on site plan data table/ plans accordingly.
21. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
 22. Provide a fire truck (AASHTO "WB-40" design vehicle) template circulation in the proposed cul-de-sac.
 23. For all levels in the parking garage:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades on each parking level.
 - b. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.
 - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
 - d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 24. Sheet A1.17 & A1.18: Show and label dimensions for dead-end parking spaces as appropriate for vehicular turnaround. 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.
 25. 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.
 - a. Depict the roof drains and how this will tie into the underground system.
 26. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
 27. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.



28. 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 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).
29. 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.
30. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, (per City Utility Atlas Maps). 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). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
31. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
32. 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.
33. 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
34. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

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

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

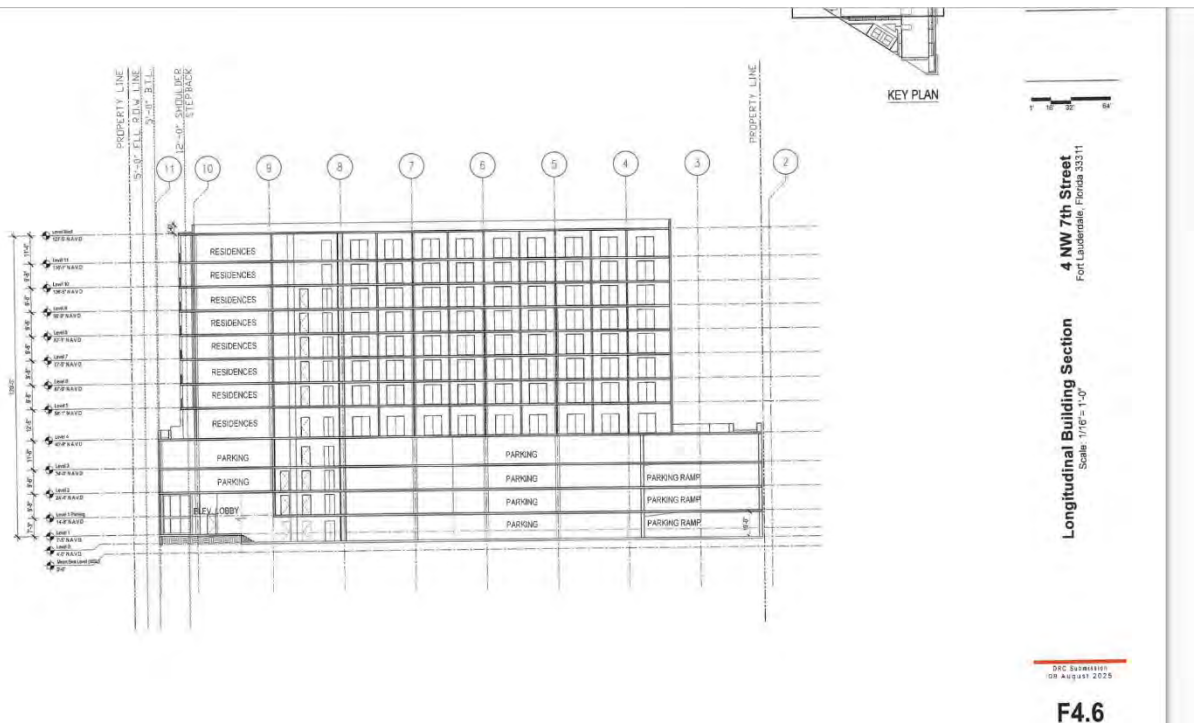


Case Number: UDP-S25020

GENERAL COMMENTS

Please provide the following information

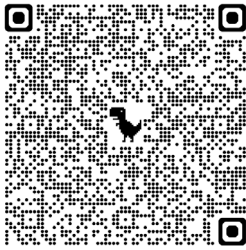
- 1. Flood Zone in effect at time of submittal, AE, (BFE 6', + 1.4 = 7.4 ft. NAVD), (369J).
2. Additional comments may follow pending submission of the complete plan set at time of building permit.
3. Sheet C2.10 (plans FAR Diagram Basement Parking /Elevator. Please show elevation and level 1 lobby and Level 1M parking show FFE. (I see a retail area labeled on level 1 but do not see a FFE.)
4. Sheet C2.13 diagram has basement parking Level B1 Basement Parking SF 29742 Sq Ft
5. Sheet F4.6 (shows level 1 @ 7.5 ft and level 0 @ 4 ft.), if level 0 is Basement Parking than plans should be labeled consistently throughout plan set and will need to meet all code requirements.



- 6. Flood Vents are required at 1 sq. inch for every square foot of enclosed area below 7.4 ft and flood resistant material below 7.4 ft NAVD 88.
7. (Sheet I-300), (Sheet I-310), (I-400), (I-500), has a FFE @ 7 ft. NAVD 44030 SF (Correct FFE so they are consistent throughout plans.
8. Owner's letter acknowledging and type of floodproofing will be needed when floodproofing.
9. Please provide a flood legend that includes the following: the lowest machinery elevation.
10. A note referencing compliance with FBC 162,107.2.1) and (ASCE 24-14) and (FEMA TB2)
11. A floodproofing Certificate with Section 1 and 2, (FEMA form 153 completed) and emergency operation plan if you are planning on doing any floodproofing and if your project meet the requirements for floodproofing.
12. If project is a mixed project provide the use on plans. ((I see a retail area labeled on level 1 but do not see a FFE. Sheet C2.10)



13. A below grade parking garage will need to meet all code requirements hydrostatic and hydrodynamic forces must be considered in the design.
14. Below grade parking for Mixed use buildings. Below grade parking is allowed only for Non Residential buildings (see FEMA tech Bulletin 3) for the code requirements.
15. FEMA technical bulletin 6 guidance for the design and certification of dry floodproofed below grade parking areas within special Flood hazards areas. It outlines standards for ensuring these spaces remain watertight and resistant to flood forces and is applicable to non residential buildings.



See QR code for FEMA Tech Bul 6



References

- 1) Refer to FEMA Technical Bulletin 2, for Flood Damage Resistant Materials
- 2) Refer to compliance with all ASCE 24-14 floodproofing requirements
- 3) Elevator pit will have a sump pump and float switch (Label plans)
- 4) ASCE 24-14 Flood Resistant Design Standards.
- 5) FBC 8th Edition Residential Section R322.2.2 <https://codes.iccsafe.org/codes/florida>
- 6) Flood Ordinance Ch 14:
https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA



Case Number: UDP-S25020

CASE COMMENTS:

Please provide a response to the following.

1. NW 1 Avenue and NW 7 Street are Secondary Streets per Chapter 3 of the NWRAC Illustrations of Design Standards. Please review standards and provide a streetscape section illustrating compliance with design requirements. Pay particular attention to 7.5' Landscape strip and 7.5' clear sidewalk requirements.
2. 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.
3. 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.
4. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights. Adjust overall specification heights of trees in sight triangles as applicable.
5. 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.
6. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan, as per civil and site plans. 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. Please revise if in conflict.
7. 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.
8. 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. The amended ordinance may be found within the



City's ULDR published online by MuniCode:

https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRE.

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-S25020

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. Emergency communication devices should be placed in the parking garagel and common areas. These should be easily identifiable and accessible.
14. Commercial unit exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
15. Parking garages should have access control separating private residential parking from public access parking. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.



16. 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.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S25020

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. Solid waste collection shall be from a private loading dock.
9. Containers: must comply with 47-19.4
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high 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.
11. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 12,13,14.
12. Recommend trash chute accommodate recycling.
13. Draw equipment on the plan to show it will fit in trash room.
14. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
15. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - ***This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.***



- *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS

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

Please provide specific details of solid waste and recycling collection per building



Case Number: UDP-S25020

CASE COMMENTS:

1. The proposed parking quantity is acceptable for the requested reduction; keep in mind the city will not permit a parking rate of less than 1.2 parking spaces per residential unit.
2. Per City of Fort Lauderdale NW RAC Design Standards NW 1st Ave and NW 7th St 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. Bicycle parking is required 1 bicycle parking space per every 20 parking spaces being provided.
4. Per section 47-20.11.D.1 of the City of Fort Lauderdale ULDR Off-street, Parking for motorcycle and scooter. For any non-residential use, one (1) out of every ten (10) standard parking spaces can be converted to motorcycle parking up to a maximum of six (6) standard parking spaces. A standard off-street motorcycle and scooter parking space shall be a minimum of four (4) feet, four (4) inches in width and the length shall meet the parking geometric layout by parking angle (30, 45, 60, or 90 degrees) as shown in the Parking Lot Geometrics - Self Parking table.
5. Motorcycle parking cannot be used to meet the minimum parking requirements for residential uses. Revise plans so that the minimum requirements are met.
6. 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.
7. For reference one stacking space measurement is 12 feet in width and 22 feet in length.
8. 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 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.
9. 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.
10. 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.
11. 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.



12. 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.
13. 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-S25020

CASE COMMENTS:

Please provide a response to the following:

1. 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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Provide acknowledgement and/or documentation of such outreach.
2. Pursuant to State Statute 166.033(1), the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, February 11, 2026, unless a mutually agreed upon time extension is established between the City and the applicant or a waiver is submitted.
3. The site is designated Northwest Regional Activity Center (RAC) 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.
4. Be advised there that development applications requesting residential dwelling units in the Northwest RAC are subject to unit availability at the time of site plan approval. Allocation of units in the Northwest RAC, are on a first come, first served basis.
5. The project is subject to a 30-day review period by the City Commission. The applicant will be required to submit a separate fee if the project is placed on the City Commission agenda and will be responsible for public notice requirements per ULDR, Section 47-27. Note, the City Clerk's office requires a 48 hour notice prior to a Commission meeting if a presentation is planned, e.g. PowerPoint, and that such presentation be provided on a CD or flash drive for the City Clerk. Contact the case planner for more information (954-828-5019).
6. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to final DRC approval, provide a preliminary School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees. Note, a Final SCAD letter is required at time of building permit submittal.
7. Provide a preliminary 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 with the Transportation and Mobility Department.
8. In regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction of buildings. Provide a letter from the FAA indicating that such review has been performed based on proposed building height. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the FAA.



9. Several sheets in the plan set are not drawn to the minimum specifications required by the City resulting in plans that are illegible and difficult to read. Therefore, staff reserves the right to generate comments based upon revised plans.
10. As proposed, the project design does not meet the overall intent for the NWRAC for a vibrant urban neighborhood with active street frontages, ground level uses, enhanced streetscapes with shade trees, inclusion of usable open and plaza space, pedestrian scale architecture, high-quality building material, and contribute to the surrounding context. The design lacks variation in form, has limited articulation, inactive street frontages, does not provide high-quality building materials, and the tower top is underwhelming to the skyline. There is a need to revise the project design to better align with the NWRAC design standards intent and vision. In addition, as a comparison, this project proposes a more intense development than the previous site plan application which contained 168 units, this application is proposing 249 units resulting in an increase of 81 units; open space at grade is proposed at 12,252 square feet whereas the previous site plan provided 18,845 square feet; and the previous site plan contained two towers rather than one tower resulting in less building mass. Furthermore, the applicant is requesting deviations without justification to floorplate size and stepbacks which only exacerbates the design issues. Further discussion with staff is necessary.
11. The project does not meet certain Northwest Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.29, Section 47-13.31 and Section 47-13.52, respectively. Staff has commented below under the applicable category.

Principles of Street Design

- a. There is insufficient information provided for review regarding the streetscape design. Detail cross sections, dimensions on the site plan, labeling the elements; etc. are needed.
- b. The streetscape design does not match the NWRAC cross section where there should be a row of shade trees between the sidewalk and on-street parking;
- c. According to the survey, there are overhead power lines located along both street frontages that are to be placed underground and will require coordinate with other design requirements; e.g. landscape. Provide information on the coordination to underground and provide drawing details that depict location of such in relation to street trees and buildings. Staff recommends this coordination of elements be reflected in the cross section drawings.

Principles of Building Design Standards

- d. B-2, parking podium does not meet the exceptional creative solutions required per the NWRAC design standards;
- e. B-4, open space appears to be leftover perimeter space which is not consistent with the NWRAC design standards. Adequate and usable open space should be provided on the site near resident entrances or active areas;
- f. B-5, staff recommends the sidewalk width along NW 7th Street be increased to 10 feet due to the anticipated increase in pedestrian activity connecting to Andrews Avenue;
- g. B-5, the entire ground level frontage along NW 1st Avenue is inactive which does not meet the NWRAC intent;
- h. B-8, the maximum streetwall length is 150 feet unless the building design varies with significant articulation, division of the building, façade design variation, recessed build areas, etc. The project exceeds the streetwall length with 276 feet along NW 7th Avenue and 424 feet along NW 1st Avenue. Provide detailed axonometric drawings that demonstrates compliance with breaking the streetwall;
- i. B-9a, building height is 127 feet which exceeds the permitted height of 120 feet;
- j. B-9c, tower floorplate of 18,845 square feet exceeds the permitted floorplate of 12,000 square feet;
- k. B-10, a tower floorplate of 12,000 square feet requires a stepback of 30 feet, project indicates a stepback of 12-feet with encroachments for a 18,845 square feet floorplate size;

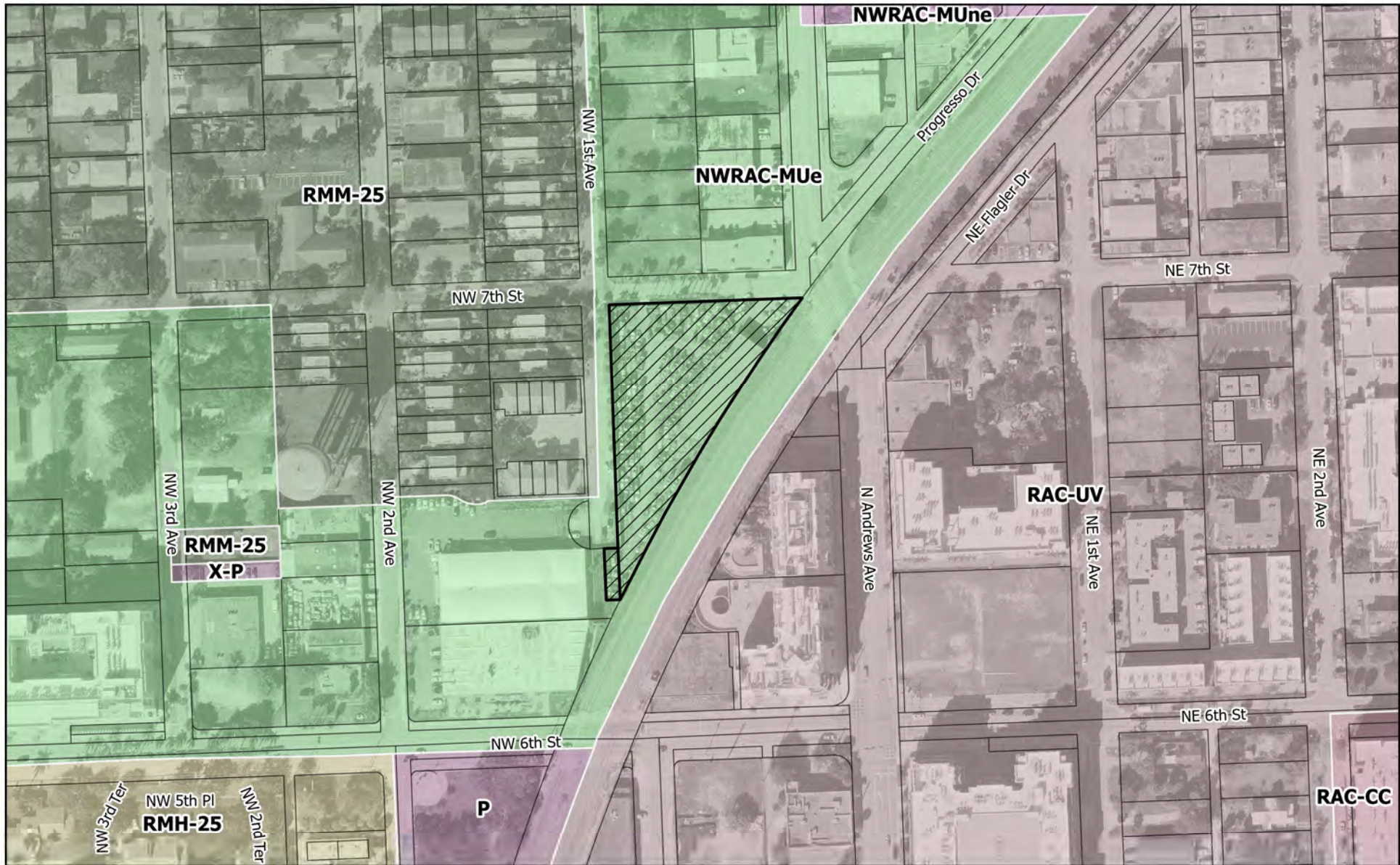


- l. B-13, tower top does not contribute to the skyline and lacks architectural treatments and elements for visually interest tower design;
 - m. B-15, provide additional high-quality building material for the lower levels;
 - n. B-17, provide detail drawings that demonstrate creative façade composition with varying architectural treatments, recess lines, enhanced entrance, etc.;
 - o. B-21, provide pedestrian shading along both street frontages;
 - p. B-23, given this is a residential area, the ground level facing NW 1st Avenue should have residential walk-up units;
 - q. The lower level (first floor) should contain a double story height from ground to ceiling. This does not need to extend the full length of the building frontage, rather it can be placed in strategic locations such as building corners or entrance areas.
12. Provide the following in the plan set:
 - a. A site plan sheet depicting the adjacent right-of-way, building, label and dimension all site elements with minimum scale 1" = 30 feet.
 - b. Architectural street cross section depicting all the elements of the required streetscapes.
 - c. Architectural detail sheet that is labeled and correlates with the building elevations. Images of the building material in real life application to be provided.
 - d. Detail drawing of the rooftop parapet in relation to rooftop equipment.
 - e. Provide close-up detail drawing of the lower level with building material identified, stairs, ramps, etc.
13. Provide additional renderings from a pedestrian level perspective along street frontages and other various viewpoints including the northeast corner. Ensure the renderings are consistent with the elevations and accurately depict the project. Also ensure the existing context is accurately depicted.
14. Provide a contextual cross section for both streets depicting the existing and proposed developments in relation to the project. Indicate heights, dimensions, and label accordingly.
15. Provide a truck movement plan depicting access to loading and refuse.
16. Pursuant to ULDR Section 47-19.2.Z, All rooftop mechanical equipment areas, stair and elevator towers should be designed as an integral part of the building volume and shall be required to be screened with material that matches the material used for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure. Address the following:
 - a. Provide spot elevations on the roof plan for top of equipment, top of parapet, and top of elevator and stairwell shafts.
 - b. Depict screening of roof mounted equipment on building elevations;
 - c. Ensure tower design requirements are met.
17. Provide legible photometric plans. Extend values on photometric plans to all property lines. Show values pursuant to the 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. Be aware that lighting fixtures greater than ten (10) feet in height are used, they shall be located a minimum of fifteen (15) feet away from shade trees.
18. In the placement of public art on the development site see City of Fort Lauderdale's Comprehensive Plan, Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, which aligns with the City's goal to encourage public art features in development projects to enhance the nature of our urban spaces. Placement of public art enhances the overall public realm and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the general



public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.

19. It is recommended the following bicycle-related comments be addressed:
 - a. Bicycle storage should be increased for this project.
 - b. Indicate the location of bike parking on the site. storage for residents.
20. Park impact fees are assessed and collected at time of building permit application per each residential unit. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at:
<http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
21. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
22. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
23. If a temporary construction staging/sales area is needed for this project and cannot be located on the development site, then pursuant to UDLR Section 47-19.2.GG, a Site Plan Level I approval is required and is subject to a 30-day City Commission call-up period.
24. Additional comments may be forthcoming at the DRC meeting.



UDP-S25020

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

