

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25026



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25026
PROJECT NAME	Pinnacle at Cypress / Fairfield at Cypress
APPLICATION TYPE	Site Plan Level III
APPROVAL LEVEL	PZB Approval, City Commission
REQUEST	Conditional Use for Building Height Above 8 Stories for Mixed-Use Development Containing 196 Affordable Multifamily Units, 6,525 Square-Foot Office Use, and Request for Alternate Design Solutions to the Uptown Master Plan in the Uptown Project Area
APPLICANT	Poliakoff, Becker, & Streitfeld, LLP
AGENT	Tim Wheat, Pinnacle
PROPERTY ADDRESS	6250 N. Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION	Pine Crest Isles 63-48B
ZONING DISTRICT	Uptown Urban Village – Northeast (UUV-NE)
LAND USE	Uptown Urban Village Transit Oriented Development
COMMISSION DISTRICT	1 – John Herbst
NEIGHBORHOOD ASSOCIATION	N/A
SUBMITTED	June 18, 2025
COMPLETENESS ISSUED	June 27, 2025
STATE STATUTE 166.033 EXPIRATION	December 24, 2025 (180 Days)
CASE PLANNER	Jim Hetzel, AICP Principal Urban Planner

RESUBMITTAL INFORMATION

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



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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 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 FBC Accessibility volume.
9. Dimension accessibility requirements to site per FBC Accessibility Code.
10. 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.
11. 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>



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CASE COMMENTS:

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

1. Please obtain a 'letter of no objection' from the utility providers for the construction of any proposed improvement located within the existing Utility Easements inside the property.
 - a. Verify that all the plottable encumbrances/easements found under the Title search are being reflected in the Survey and the set of plans.
2. Proposed structures/improvements shall not be constructed in the Right-of-Way. Vacation of Right-of-Way would require approval from Broward County.
3. Proposed access from property with parcel ID 494210130074 to adjacent property with parcel ID 494210130081 would require written permission from those property owners, or an access agreement between both properties.
4. Trash enclosure:
 - a. Show truck turning movements in and out any proposed dumpster enclosure/ building as applicable.
5. 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. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development.
6. 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.

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

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



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CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise. For the 10 story bldg.
2. Show FCC location. Must be on a street side with a door leading directly to the outside.
3. Show Fire Dept. vehicle access that complies with FFPC 18.2.3.1

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.



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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 7 ft. NAVD 88 + 1.4 ft. NAVD 88 =8.4 ft. NAVD 88), (FIRM panel 12011C0359J)
2. Minimum elevation requirement of 8.4 ft NAVD is required.
3. Additional comments may follow pending submission of the complete plan set at time of building permit.
4. The plans submitted show a floor elevation of 8.6 FT. NAVD On (SHEET A-1). Please show all floor elevation to include floor elevation below 8.4 ft. NAVD 88.
5. SHOW ELEVATIONS FOR LOBBY, AND THE FOLLOWING ENCLOSED ROOM AT GROUND LEVEL ALSO CALLED FIRST FLOOR LEVEL ON PLANS FOR THE FOLLOWING ENCLOSED ROOMS ELECTRICAL, GENERATOR, TRASH, MAIL, PUMP ROOM.
6. 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.
7. Refer to FEMA Technical Bulletin 2, for Flood Damage Resistant Materials below 8. 4 ft. NAVD 88
8. Label flood design class on flood legend plan sheets. (ASCE 24-14-page 7 table 1-1)

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?nodeId=COOR_CH14FLMA



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CASE COMMENTS:

Please provide a response to the following.

1. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Indicate how the mitigation will be provided on Landscape plans. Verify that mitigation equivalency has been calculated correctly, especially for specimen trees, per the City's amended Tree Preservation Ordinance (ULDR 47-21.15).
2. Provide ISA Certified Arborist report for specimen size trees (Large species: 18+\" DBH; Medium: 13+\" DBH; Small: 8+\" DBH) as per ULDR 47-21.6.A.2.i. 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.
3. ULDR 47-21.15.G.10: Proposed Specimen tree removal requires 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 (e.g. Functional Replacement Method - Trunk Formula Technique. Please provide as applicable.
4. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included. Please indicate on landscape plans proposed final relocation planting area for relocated trees (#1356, 1364, 1367, 1381, 1382, 1387, 1389, 1406-1418, 1435, 1436, 1442-1444, 1446-1449).
5. 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. Current proposed \"Conceptual Shrub and Groundcover\" area includes plant material specified above 2.5 feet clearance requirement. Please note on plans clearance requirement.
6. 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.
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. Provide root barrier fabric wrap detail.

8. 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.
9. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12. Please illustrate location of light poles on plans, per architectural drawings, and illustrate setback compliance as applicable.
10. Shade trees must be located a minimum of fifteen feet away from structures. Section 47-21.9. F.1. Please illustrate on plans.
11. As per Section 47-21.9.G. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.
 - a. Tree planting areas that are reduced in width will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
12. 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. Approval from jurisdiction for landscape installation in Right Of Way (Broward County – N Andrews Ave) preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
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.



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CASE COMMENTS:

Comments may be forthcoming.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be 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 truck will circulate within property. Please show how the property will be serviced from trash room.
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
10. 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 10,11,12.
11. Recommend trash chute accommodate recycling.
12. Draw equipment on the plan to show it will fit in trash room.
13. 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.
14. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
 - *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*



GENERAL COMMENTS

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

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



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1. On the site plan, include a data table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, vertical stacked, tandem, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
3. The parking reduction request is not accepted. For affordable housing non assisted living residential uses the city will not accept a parking ratio of less than 1 parking space per residential unit.
4. Provide the cross-access agreements between this site and the abutting property to the north for the proposed access between the properties.
5. 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. Please note that if there is a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point. The minimum inbound staking requirement from a Trafficways roadway is (2) stacking spaces. A stacking space is measured 22 feet long by 12 feet wide.
6. 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.

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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.

A Bi-Directional Amplifier (BDA) for public safety radio is currently installed in Phase 1. If Phase 2 requires enhancements, as determined by signal surveys and Delivered Audio Quality (DAQ) testing, the City and Broward County FCC license holders will require both buildings will utilize a shared system head-end and donor antenna to reduce elevated RF noise floors and interference to the public safety radio systems. Remote amplifiers in Phase 2 will be connected to the Phase 1 head-end via fiber optic or copper cabling for signal distribution.

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.



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CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be approved, approved with conditions, or denied within 180 days of completeness determination, on or before **December 24, 2025**, unless a mutually agreed upon time extension is established between the City and the applicant or applicant submits a waiver to the timeframe.
2. Unified Land Development Regulations (ULDR), Sections 47-24.1 and 47-27.4, Public Participation requirements 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. 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 Department of Sustainable 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 a 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 administrative case file record. 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. ULDR, Section 47-24, the proposed project requires review and approval by the PZB for conditional use approval and for amending the previously approved site plan for Phase 2. In addition, the project requires review and approval by the City Commission for deviations in the Uptown Project Area. Separate fees are required for each, and the applicant is responsible for all public notice requirements pursuant to the ULDR, Section 47-27.
4. Pursuant to the City's Comprehensive Plan, the site is designated Uptown Urban Village Transit Oriented Development (Uptown TOD) on the City's Future Land Use Map. The proposed use is permitted in this designation with the inclusion of affordable housing units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
5. Pursuant to the City's Comprehensive Plan, the City monitors and tracks development in the Uptown TOD. Be advised that development in the TOD is allocated at the time of site plan approval on a first come, first served basis. In order to allocate the correct entitlements, provide a breakdown of the uses from the approved site plan compared to this amendment depicting the differences.
6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Urban Planning Division, at (954) 357-6634 to ensure that the proposed project is consistent with

the latest recorded plat restrictions. If a plat note is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)

7. ULDR, Section 47-38C, this project is subject to the requirements of Broward County Public School Concurrency. The applicant shall notify the School Board Superintendent or designee of this proposal and obtain a Preliminary School Capacity Availability Determination (SCAD) from the School Board. Prior to final DRC approval, or confirmation from the School District that the development is exempt or vested from the requirements of public school concurrency is required.
8. Applicant is proposing to amend the approved site plan, Case No. PLN-SITE-20050005, which includes the north parcel with an existing mixed-use residential building. Applicant must acknowledge in writing that the subject property, upon which this application has been filed, should not be further subdivided into separate parcels owned by several owners. The said property shall be considered as one plot and parcel of land for development purposes and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one development plot or parcel of land. Provide a copy of the executed and recorded documentation that unifies the site.
9. As proposed, the overall building design requires additional architectural features and enhancements. Focus should be on enhancing the west elevation facing Andrews Avenue and east elevation facing Interstate 95. A combination of banding, recessed balconies, angled or varying roofline, enhanced building corners, creative scored stucco and window awnings for top floor - see below examples.



10. ULDR, Section 47-37B.3.B, Deviations, applicant submitted for deviations related to shoulder height, front stepback, and maximum tower floorplate. However, there are qualitative design requirements not being met in the plan set which include below. Staff is unclear if the following are part of the deviation request. Staff has provided recommendations to address each item.
 - a. Section 47-37B.6.F, Building Design, minimum of two high quality building material for first two floors facing primary street. Provide additional building materials for the first 2 floors that are reflective of higher quality material and note that stucco cannot count toward the materials. This applies only to the frontage along Andrews Avenue.
 - b. Section 47-37B.6.F, Building Design, building corners architecturally enhanced vertical and horizontal treatments. The northwest and southwest building corners need to be enhanced with special treatments to meet the building corner design requirements. There should be design compatibility with the existing building to the north or at a minimum complement the existing design. See images below for examples.





- c. Section 47-37B.6.L, Sense of Place Elements, as proposed, the project does not appear to contain elements as described in this section of the ULDR. Provide more information and imagery of proposed sense of place elements for this project. Examples include building illumination, creative artwork, uniquely designed site features for stairs and ramps, etc.



11. ULDR, Section 47-37B.3.B, Deviations, if additional deviations are requested based on comment above then a revised DRT submittal is necessary.
12. ULDR, Section 47-37B.3.D, Development Monitoring, applicant is proposing affordable housing incentive based on Section 47-23.16.B.2, Uptown Urban Village. Provide the following information in the site data related to project density:
 - a. A breakdown of density that separates market units and affordable units including the formula calculation used to determine total density for the project;
 - b. Provide total number of affordable units by income category; and
 - c. Indicate the mechanism for restricting the affordable units, note plans of such, and be advised that such must be recorded in public records prior to submittal of a building permit
13. ULDR, Section 47-37B.6.H, Bicycle Parking, bike storage for short term shall be 1/30 units and for long term 1/5 units with such long term storage provided within a safe, enclosed space with direct access to sidewalk or bike lane. Indicate location of such and provided data in the site data on Sheet SP-101.
14. ULDR, Section 47-37B.6.H, Parking, Sheet SP-102, indicates shared parking but it is unclear on the exact amount of spaces shared as compared to the approved site plan. Additional information is needed that compares the analysis from the approved site plan and location of such to the current parking demand and location of such as well as mechanism for assigned spaces on the northern parcel. Furthermore, the applicant will need a new a parking reduction order indicating the number of parking spaces required, provided, and shared along with the legal description of the property, and any conditions of approval related to the parking reduction. The new or revised parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant prior to Final DRC approval.
15. ULDR, Section 47-37B.6.J, Streetscape Zones, provide detailed cross section for Andrews Avenue depicting the streetscape zones in relation to the building frontage. The design should match the existing streetscape to the north.
16. ULDR, Section 47-37B.5, Table of Dimensional Requirements, provide a breakdown on residential unit sizes in square feet in the site data table.
17. ULDR, Section 47-37B.6.B, Open Space, staff is unable to determine if the project fully meets open space based on the following items identified as open space. Note, the areas as open space must meet the definition of open space and plazas.

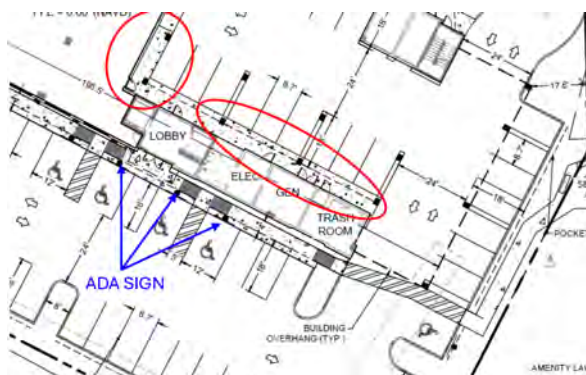


- a. There are areas hatched that are sidewalks/walkways along the building;
- b. Landscape median area;
- c. Building entrance with ramp and stairs;
- d. Indicate location of private amenity area(s) for both phases;
- e. Existing plus phase 1 does not meet the minimum of 22,500 square feet of pocket park space, existing plus phase 1 and 2 does meet the minimum. Applicant needs to clarify phasing and the open space area attached to phase 1 and 2;
- f. Use of the ROW area is subject to finalization of transfer of ownership to the applicant;
- g. Provide the square feet of the ROW area being used for open space; and
- h. The north parcel requirements cannot be modified by reducing the plaza calculations down from 3,000 square feet to 1,000 and counting that area for pocket park.

- 18. The property contains a ten-foot FPL easement where there are improvements and structures proposed which is not permitted. Provide information on how the applicant plans on addressing the easement conflict. Note, vacation of easements are separate application and process.
- 19. Provide a vehicular and truck movement plan that shows movement in and out of the parking garage area, collection of refuse, and overall turning movements for the site.
- 20. Provide the following changes on the site plan:
 - a. Indicate dimensions for all drive aisles;
 - b. Label all site features and elements including seating areas;
 - c. Provide a direct pedestrian walkway leading to the residential entrance – see image below.

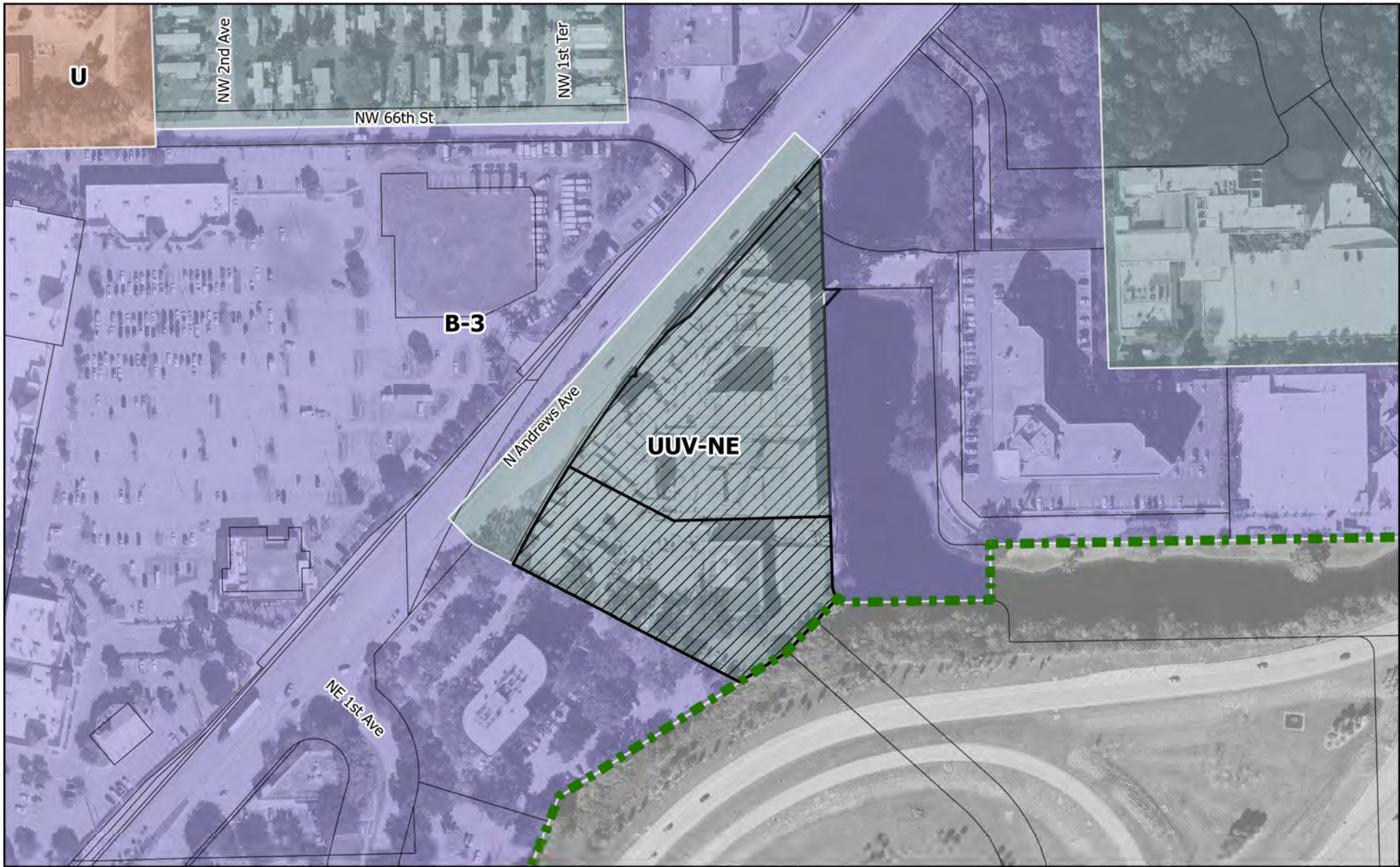


- d. There are several pinch points with doors and columns that need dimensions indicated on plans – see image below.
- e. ADA parking must be directly accessible to building entrances. The ADA parking located farthest east on the site does not meet this requirement. In addition, the ADA pole location is within the parking space depth. See image below.





21. ULDR, Section 47-19.2, Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and pool accessories and elevator and stairwell shafts shall be designed and screened as part of the building volume for the principal structure and shall be at least six (6) inches high above the top-most surface of the roof mounted structure. Building design and roof plans do not meet this requirement. Revise accordingly.
22. ULDR, Section 47-20.5, Parking design, proposed parking space width does not meet code width of 8 feet, 8 inches.
23. ULDR, Section 47-20.14. provide light pole details.
24. ULDR, Section 47-37B.6.k, ground signs in Uptown are limited in size and location. Revise location and provide details for review.
25. Provide a phasing plan that depicts anticipated site area for each phase.
26. 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
27. 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.
28. Ensure the site plan package contains adequate amount of detail drawings for: (1) Andrews Avenue cross section reflecting variations in grade, design, and site elements; (2) close-up drawing of frontage along Andrews and pocket park/plaza; (3) the frontage along the water body to the east; (4) and other building design features as necessary to demonstrate compliance with the Uptown Zoning District.
29. Provide close-up pedestrian level 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, proposed landscaping, and when applicable the surrounding existing context. Provide the a nighttime rendering of the project from the west and rendering from the east from as seen from I-95. Ensure renderings accurately depict the project design.
30. Provide communication from Broward County regarding the placement and approval of the street trees in Andrews Avenue right-of-way.
31. Be advised, additional comments may be generated based on revised plans.



UDP-S25026

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

