

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25031



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25031
PROJECT NAME	2800 East Oakland Park Boulevard Mixed-Use Project
APPLICATION TYPE	Site Plan Level III
APPROVAL LEVEL	Planning and Zoning Board, City Commission Request for Review
REQUEST	Conditional Use for Mixed-Use Development with Allocation of 94 Flex Units and 4,900 Square Feet of Commercial Use
APPLICANT	2810 E. Oakland, LLC.
AGENT	Tracy H. Lautenschlager, Greenberg Traurig
PROPERTY ADDRESS	2800 E. Oakland Park Boulevard
ABBREVIATED LEGAL DESCRIPTION	Oakland Ocean Mile 28-45 B Lot 1 less N 50 for Street
ZONING DISTRICT	Community Business (CB) District
LAND USE	Commercial
COMMISSION DISTRICT	1 – John Herbst
NEIGHBORHOOD ASSOCIATION	Coral Ridge Association
SUBMITTED	August 22, 2025
COMPLETENESS ISSUED	August 27, 2025
STATE STATUTE 166.033 EXPIRATION	February 23, 2026 (180 Days)
CASE PLANNER	Michael Ferrera, Urban Planner II

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. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the 2023 FBC.
10. Interior exit stairways 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.
11. Show that the openings in the exterior walls adjacent to the east property line meet the requirements of Table 705.8 of the 2023 FBC.
12. Reference the 2023 Florida Building Code 8th edition on plan for the proposed development.

GENERAL COMMENTS

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=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. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along South Atlantic Boulevard. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us.
2. 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>
3. For all the encumbrances/items found under the Title search, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
4. A 'letter of no objection' from each private utility owner that has an interest in the existing Utility Easements will be required.
5. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
6. Service drive; per ULDR Sec. 47-20.15. - Backout parking is prohibited.
7. 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. Please clearly indicate in the set of plans the improvements that are being proposed under this case. The improvements to be included under case No. UDP-S25032 should be shown with a different line type or color.
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.
9. 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.



10. 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.
11. Provide and label typical roadway cross-sections for the proposed development at driveway access points, at on-street parallel parking lanes, and at landscape swale areas (i.e. between travel lane and sidewalk) as applicable. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.
12. 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. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
13. Sidewalks shall be continuous across driveway access points. Back of sidewalk should be at property line. Please confirm with Planning staff the desired sidewalk width and landscape area width.
14. Provide elevations at back and front of proposed sidewalks.
15. Water and Sewer Plan. Public Works comments:
 - a. Overlay water and sewer plans with all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict.
 - b. Please label Fire hydrant along Bayview drive as existing/proposed or relocation and show connection pipes.
 - c. Show all check valves at 4" meter box inside utility easement, one at each side of the meter.
 - d. Please show clean out locations on site plan per City Standards.
16. Conceptual Paving, Grading, and Drainage Plans and calculations: Please clarify if all the exfiltration trenches and wells will be interconnected, or if they will be analyzed as separate basins.
17. Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction/modification of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate compliance with the City's Comprehensive Plan Objective SWS 6.1 which requires roadway design to meet South Florida Water Management District's Environmental Resource Permit Applicant's Handbook Volume II Section 3.5. (5 Years, 1 day - road centerline).
 - a. Provide proposed elevations at edge of pavement/lip of gutter.
 - b. Provide proper transition to existing conditions.
18. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively. 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.



19. 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.
20. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.

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

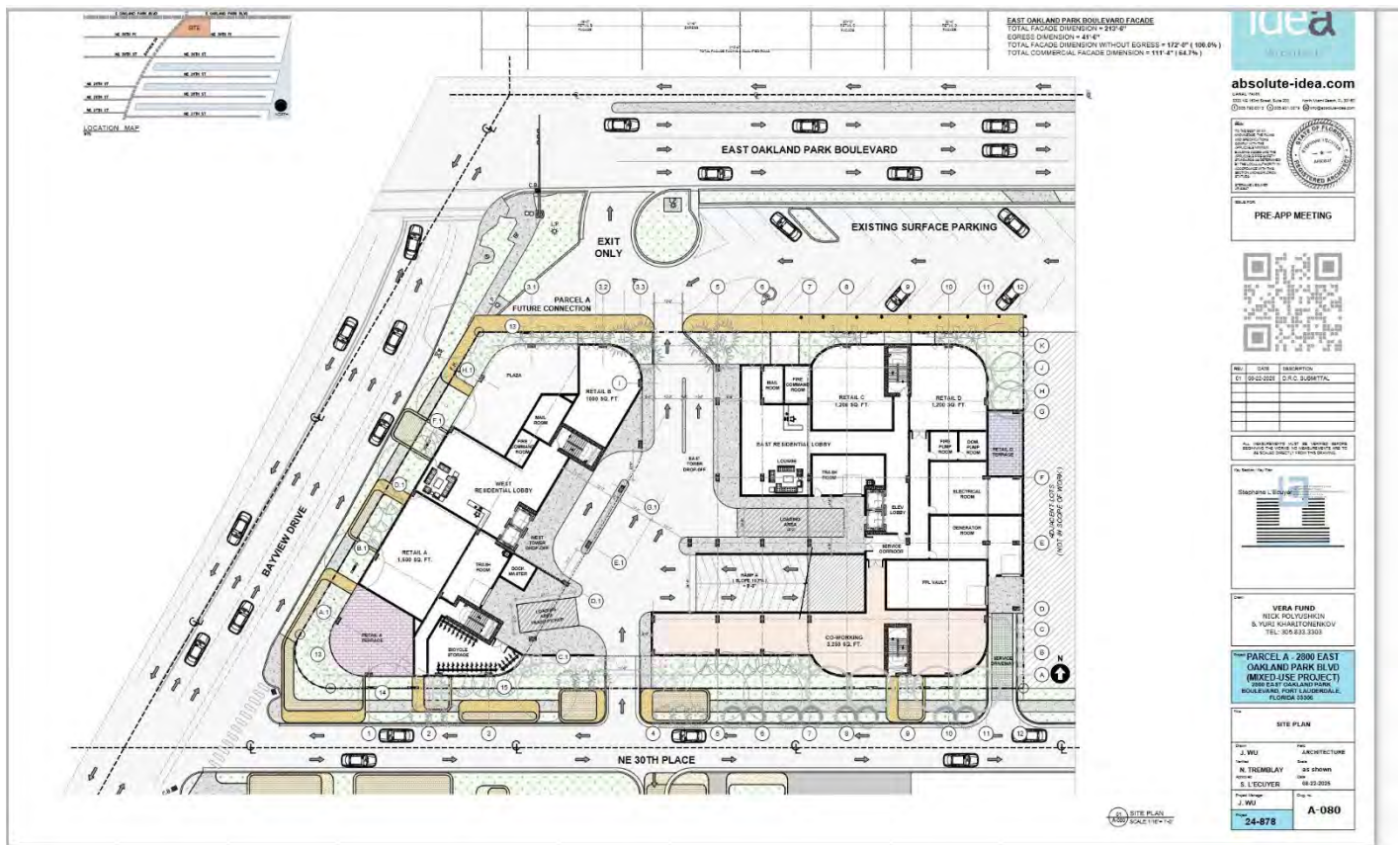
Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

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GENERAL COMMENTS:

The following corrections are needed

1. Flood Zone in effect at time of submittal), "AE" (BFE 6', + 1.4 = 7.4 ft. NAVD)and a small section near front of lot is in a (BFE 7')
2. The plans submitted do not show any Finish floor elevations.
3. Provide the following FFE elevations on (sheet A-501 North Elevation),(Sheet A-502 South Elevation), (Sheet A-503 West Elevation), and (East Elevation Sheet A-504).
4. (Sheet A-502 shows a connections on level 2 to connect both buiding.
5. Sheet A-080 shows west tower with retail areas and east tower. (see attached)



References:

- ASCE 24-14 Flood Resistant Design Standards.
- FBC 8th Edition Residential Section R322.2.2
- City of Fort Lauderdale Flood Ordinance NO. C-23-46

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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). Current proposed disposition and mitigation appear to utilize Broward County code, which is not applicable. Please revise.
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.F.7.e.: That the development plan designs around existing, large, desirable trees. A tree removal permit may be denied by the Department if it has been determined that large desirable existing tree(s) will be displaced by proposed site plan elements and or the placement of such site plan elements does not provide sufficient root system support for the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan. Relocation potential should also be considered. Please provide a narrative response for all specimen size trees proposed for removal.
4. 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.
5. A minimum amount of open space and landscaping shall be provided as required by ULDR 47-18.21.H.2, Mixed Use Development. Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. When the minimum twenty percent (20%) VUA landscaping is provided, such landscape area may be used toward fulfilling the minimum requirement. Please illustrate compliance with these requirements in Landscape series drawings. Landscape Requirements table, Sheet L.200 Planting Plan, currently shows a deficiency in requirements being met. Please revise as applicable.
6. ULDR 47-21.13. B.16: Provide street trees in the right of way swale area along Bayview Drive and NE 30th Place, preferably in a location between the sidewalks and back of curb. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be small trees 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. Please coordinate proposed alignment of streetscape elements (sidewalk, planting area, street trees) along Bayview Drive with proposed development to the South (UDP-S25032 – 2810 E Oakland Park Blvd), to create a more cohesive, uniform streetscape design.



7. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
8. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans. Please provide as applicable, especially for any proposed Street Tree reduced-width planting areas.

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

- a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b. Provide Structural Soil Detail and composition.
9. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2. Q.3 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
 10. 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.
 11. 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 height of trees in sight triangles.
 12. Shade trees must be located a minimum of fifteen feet away from structures as per ULDR 47-21.9. F.1. Small trees and large palms must be located a minimum of seven and one-half feet away from structures. Palms may be planted closer to each other to form clusters. Please revise as applicable.
 13. 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.
 14. Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed utilities on the landscape plan, as per proposed civil engineering 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.
 15. 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.
 16. 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.



17. 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?nodemd=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE.
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.

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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. Parking garages should have access control separating private residential parking from public access parking.
14. There should be enhanced security features on doors for mechanical, electrical and maintenance rooms where applicable.
15. Commercial unit exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.



16. The commercial spaces should be pre-wired for an alarm system, to include duress, motion, and door contacts.
17. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

General Comments:

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

Please submit responses in writing prior to DRC sign off.

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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. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
7. Service Days shall be per the City's residential routing schedule.
8. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
9. Solid waste collection shall be from a private loading dock.
10. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
11. Containers: must comply with 47-19.4
12. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 12,13,14.
13. Recommend trash chute accommodate recycling.
14. Draw equipment on the plan to show it will fit in trash room.
15. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
16. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
 - *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS

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

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



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1. 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 is (2) stacking spaces.
2. Make the norther proposed driveway inbound to allow better accessibility for retail use.
3. To lessen the strain on Oakland Park Blvd and avoid conflicts in the public parking lot, make the proposed southern driveway on NE 30th Place bi-directional.
4. Per section 47-20.6 of the City of Fort Lauderdale ULDR, a "Type II" off-street loading zone, as required in the Table of Parking and Loading Zone Requirements shall be a minimum twelve (12) feet by forty-five (45) feet. A Type II off-street loading zone shall only be located in a specifically designated loading area which is marked by pavement markings and signage on the site. The location of a Type II loading zone shall be drawn on the parking facility site plan. No backing into a public right-of-way shall be permitted for Type II loading zones. Access to and from Type II loading zones shall be clearly indicated on the site plan. Turning geometries utilized in the design of Type II loading zones shall be sufficient to accommodate a standard, intermediate-sized semi-trailer vehicle (AASHTO "WB-40" design vehicle).
5. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor circulation will work for the AASHTO WB-40 and the AASHTO P-design vehicle. Vehicular turning paths must not cross over parking stalls.
6. Provide a minimum of 7 feet wide sidewalk on **Bayview Drive, and NE 30th Place**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width. The back of sidewalk shall be placed on the right of way/easement line. Sidewalk shall continue through the proposed driveways.
7. Per section 47-20.9 of the city of Fort Lauderdale ULDR "sloping floor grades shall not exceed five percent (5) for ninety (90) degree parking, four percent (4) for angle parking". Change the proposed ramp to be compliant with our city ULDR requirements.
8. 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.
9. 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.
10. 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) Public Safety Communications network; Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.
3. Please review Chapter 1, Section 118 of the Broward County Building Code.
4. Additional guidance may be obtained from BDA@fortlauderdale.gov .

General Comments:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

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

Please consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.
2. Based on the development of UDP-S25031 and UDP-S25032, a DAS-fiber BDA is recommended with one headend unit donor antenna at the highest point and remote unit in place to distribute the Public Safety Communication coverage inside the property if a BDA/DAS radio coverage system is needed.



Case Number: UDP-S25031

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before February 23, 2026, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
2. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate fee is required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
3. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the case file. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
4. The site is designated Commercial on the City's Future Land Use Map. The proposed use is not permitted in this designation unless it is allocated residential flexibility (flex) units or is allocated affordable housing units subject to the requirements of ULDR Section 47-23.16 as well as compliance with the mixed use provisions of ULDR Section 47-18.21, or alternatively if the land use designation is amended. This is not a determination on consistency with the overall Comprehensive Plan Goals, Objectives and Policies.
5. 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, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that

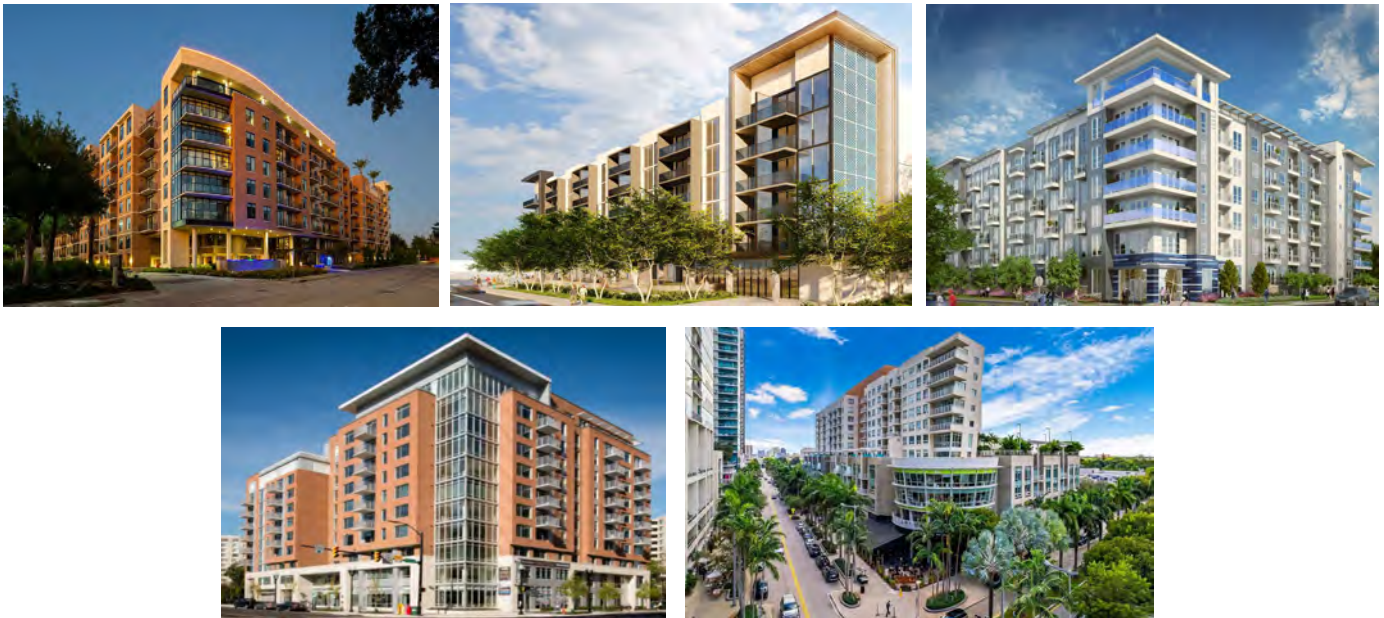


the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)

6. Provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
7. 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 submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public-school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. 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. In the event the project is exempt from school concurrency then documentation will need to be provided by applicant.
8. 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.
9. As proposed, the building footprint occupies a large portion of the site leaving minimal space for adjustments, pedestrian respites, relocation of utilities, and usable adequate open space. The building design should be enhanced due to the visibility from the public realm, the location, and the context of the surrounding area. Given the scale, size, and scope of the building, the project design should be reevaluated to address the items below.
 - a. *Articulation.* Provide building articulation along East Oakland Park Blvd. and Bayview Drive by including a significant break in the façade or significant recess for a portion of the building, a minimum of every 25 feet. In addition, both street frontages shall incorporate a 15-foot stepback in order to reduce the impact on the streets. Provide variations in the height and roofline including but not limited to curved or angled structural features.
 - b. *Bayview Drive and Oakland Park Blvd. Frontages.* Increase the ground level floor to ceiling height to a minimum of 20-24 feet measured to the ceiling of the ground level with certain portions of the ground level have a triple story height to match the mass and scale of the overall building. The retail component facing East Oakland Park Blvd. should be uninterrupted. In order to achieve this, consider relocating the ingress/egress closer to the northeast portion of the building and shifting the retail up and other items such as the lobby, ramp, loading, etc., internally. The private garage screening facing Oakland Park Blvd. and residential along NE 30th place should contain liner units and/or similar materials being utilized throughout the project to keep with the overall design of the building. As proposed, the screening appears to be incompatible with the similar floor on the other building which utilizes glass and other materials.



- c. *Building Presence.* Provide for a stronger building presence with enhanced northwest and southwest building corners by incorporating treatments that extend past the roofline and provide more prominent architectural features to further enhance the corners overall. Include high quality building material for the first two floors facing the public realm as the project only contains wood composite. The portion of the building containing commercial use should be designed with variation to differentiate this area from the rest of the building.



10. Pursuant to ULDR Section 47-28, applicant is requesting residential flex units, which the City does not have availability of flex units at this time; however, staff is processing an amendment to the flex policy that would, if approved, provide availability of flex units. Application would be pending such allocation which is on a first come, first serve basis and submittal of a site plan application does not guarantee allocation of units. Allocation occurs upon approval of site plan.
11. Provide an FDOT Pre-application letter regarding the proposed access changes.
12. Provide the following changes on the elevations:
- Indicate the location of the property lines and setback line on all elevations with dimensions.
 - Identify the location of rooftop equipment on building by outlining the equipment with dash lines.
 - Clarify the finished floor requirements per floodplain, FEMA and depict NAVD. If the finish floor will be raised, then provide location and details for stairs and ramps.
 - The north and south face a major road and residential and depict additional screening for a private garage apart from the regular garage. The screening should be replaced with liner units and/or similar materials being utilized throughout the project to keep with the overall design of the building. As proposed, the screening appears to be incompatible with the similar floor on the other building which utilizes glass and other materials. Provide enhanced renderings and/or images depicting how the material will be viewed and real-world application at this scale and quantity.
 - Due to the size and scale of building, the ground floor should be a minimum of double height – 20-24 feet. See comment number twenty for additional information.



- f. The project does not account for grade elevation changes to a higher grade level which impact the location of stairs, ramps, and lobby; these items should be depicted in more detail on the elevations.
13. Provide the following changes on the site data table:
 - a. Adjust the number of parking spaces required from 217 to 218 spaces.
 - b. Parking for nonresidential use is being calculated at 1 space per 250 square feet. Note, this will not allow flexibility for these spaces to be converted to a restaurant/café in the future. Specifically, there is less flexibility in the future if the commercial use is approved but is later changed to restaurant as it would be a more intense use regarding parking and water and sewer capacity; and
 - c. Increase bicycle storage for the project to be 1 bike space for every 10 vehicles.
 14. Provide the following changes on the site plan:
 - a. Pursuant to ULDR Sec. 47-18.21, provide a minimum 7-foot-wide clear path sidewalk along the entirety of the project.
 - b. Indicate setbacks.
 - c. Show centerlines of all adjacent ROWs and dimension widths. Also dimension all sidewalks on site.
 - d. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.
 - e. There appears to be discrepancies with the parking count on sheet A-004 and sheets A-201 through A-205. Provide clarification.
 - f. Clearly label all aspects of site plan. There are portions in differing colors and shapes without indication of what it is.
 - g. Site plan indicates sidewalk impediment(s). Ensure clear, unobstructed pedestrian pathways are provided and indicated on the site plan.
 15. Pursuant to Section 47-18.21.D, Mixed Use Development, the following shall be addressed:
 - a. A minimum of 50 percent of ground floor shall provide office and /or commercial uses. Graphically depict compliance. In addition, the façade along Oakland Park should be uninterrupted retail. Additional information related to this comment has been provided in comment number 20.
 - b. Landscaping and open space requirements are not being met and it appears that the incorrect section of the code is being utilized. Confirm correct code section is being utilized with landscape reviewer. Covered areas cannot be included in open space. This includes the areas under above floors, private balconies, and the plaza area cannot be included since separate requirement.
 - c. The public plaza requirements do not appear to be met. Indicate the location of the plaza by delineating the location and square foot of such as well as clearly depict pedestrian amenities such as landscaping, benches and fountains.
 - d. Provide a minimum 7 foot clear and unobstructed sidewalk throughout the entirety of the project.
 - e. Staff recommends the applicant provide a mood board and renderings depicting how the project is meeting the open space and plaza requirements as commented hererin. See example image below.



16. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a) Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b) Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c) Provide screening product material including images or pictures of actual application of such.
 - d) Architecturally blend the rooftop design into the overall building volume.

17. Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.

18. Pursuant to Section 47-20.14, indicate lighting poles on site plan and landscape plan, and provide detail with dimensions. Be aware that if 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.

19. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detail the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);



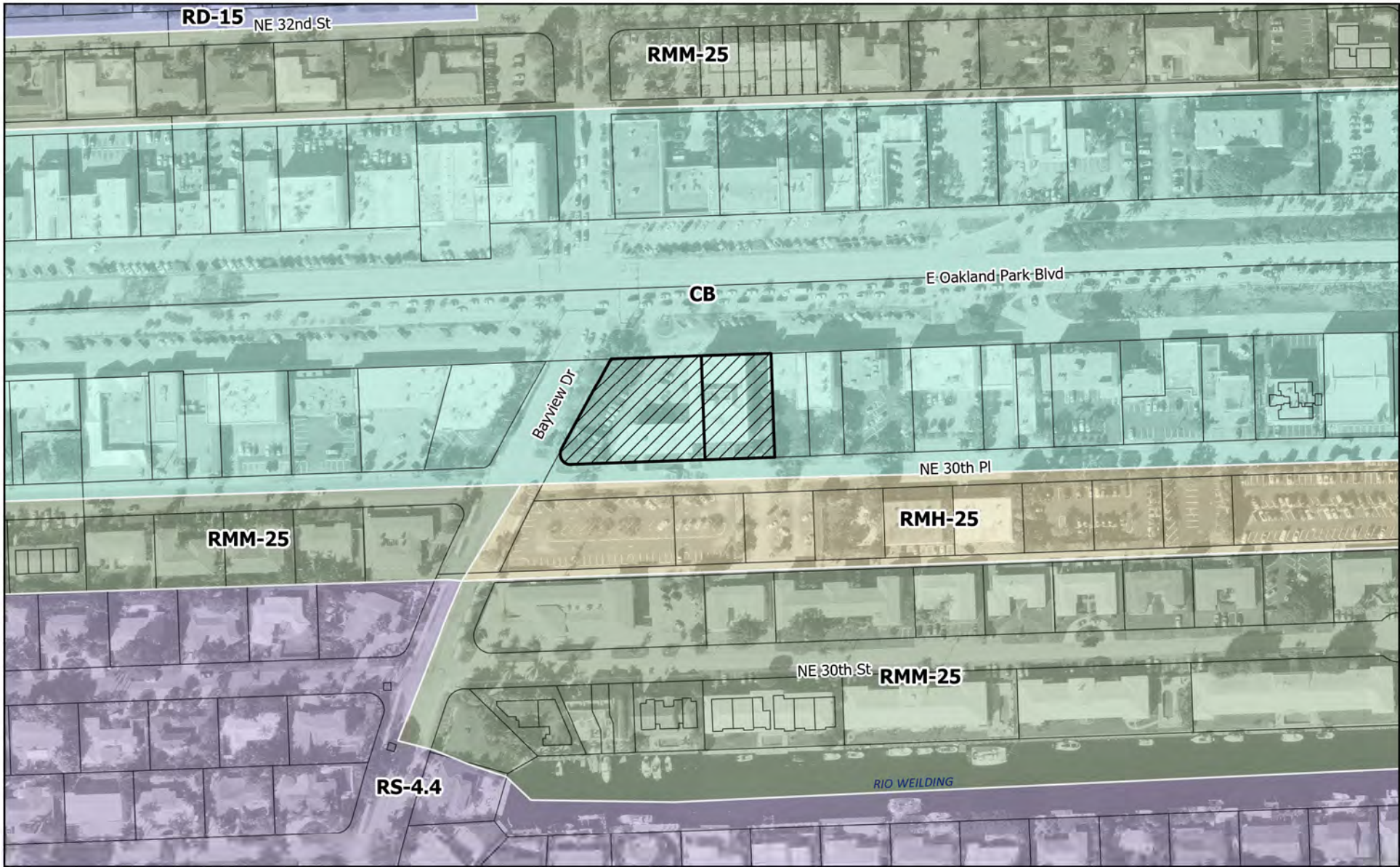
- c. Proposed sign copy; and,
 - d. Proposed color and materials
20. It is recommended the following pedestrian and bicycle-related comments be addressed:
- a) Pursuant ULDR Section 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties;
 - b) Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site;
 - c) Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, in particular to/from public sidewalks, vehicle parking areas and building entrances;
 - d) Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition, where possible, locate bicycle parking facilities in an area that is sheltered/covered; and
 - e) Consult the Association of Pedestrian and Bicycle Professionals ("APBP") for Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide at <http://www.apbp.org/>. For more information on bicycle parking standards, please email Karen Warfel at kwarfel@fortlauderdale.gov.
21. On Sheet P-001, Photometrics, it appears to provide little to no pedestrian lighting at the borders of the property. Provide clarification on the type of pedestrian lighting that will be utilized. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions.
22. Provide a vehicle and truck movement plan that displays adequate movement on the site and within the structure.
23. Provide pedestrian level perspective renderings clearly indicating how the proposed development will be perceived from a pedestrian's perspective, as viewed along the public realm. Include building details, outdoor seating, and proposed landscaping. Such renderings should illustrate key aspects of the project and should also reflect the context of the area. Specifically, this should showcase the project from E. Oakland Park Blvd and Bayview Drive. Include nighttime renderings as well.
24. Ensure the site plan package contains adequate amount of detail drawings and cross sections for: (1) frontages at key points reflecting variations in grade, design, and site elements; (2) the frontages along E. Oakland Park Blvd and Bayview Drive.; (3) stairs and ramps along E. Oakland Park Blvd and Bayview; (4) main entrance area, and (6) any other building design features as necessary to demonstrate compliance with the Mixed-Use requirements.
25. Per the City of Fort Lauderdale's Comprehensive Plan - Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, the City's goal is to encourage public art features in development projects to enhance the nature of our urban spaces. Consider placing art pieces throughout the open space and plaza area to further enhance the overall public realms and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the 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. Note, building nighttime illumination also functions in creating a sense of place and art.
26. Be advised, additional comments may be generated based on revised plans.



GENERAL COMMENTS:

The following comments are for informational purposes.

1. Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Michael Ferrera, mferrera@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
3. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.



UDP-S25031

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

