

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25030



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25030
PROJECT NAME	Napster Studios
APPLICATION TYPE	Site Plan Level III
APPROVAL LEVEL	Planning and Zoning Board, Subject to City Commission Request to Review
REQUEST	Conditional Use Request for Television and Motion Picture Production
APPLICANT	Infinite Reality/Napster
AGENT	Greg Brewton, Greg Brewton & Associates
PROPERTY ADDRESS	1300 NW 31 Avenue
ABBREVIATED LEGAL DESCRIPTION	32-49-42 Wingate
ZONING DISTRICT	General Business (B-2) District
LAND USE	Commercial
COMMISSION DISTRICT	3 – Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION	N/A
SUBMITTED	August 8, 2025
COMPLETENESS ISSUED	September 16, 2025
STATE STATUTE 166.033 EXPIRATION	Waived
CASE PLANNER	Lorraine Tappen, 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 allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
3. Provide building construction type designation per Chapter 6 of the 2023 FBC.
4. Specify fire-resistance rating requirements based on building separation and construction type per Table 601 and 602 of the 2023 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
7. Dimension accessibility requirements to site per FBC Accessibility Code.
8. 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>

General Guidelines Checklist is available upon request.

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CASE COMMENTS:

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

1. Provide 10' x 15' (min.) permanent Utility Easement for any 4 Inch or larger water meter and/or the first private sanitary sewer manhole located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate. Utility easement should be abutting the right-of-way.
2. All comments provided under the Plat Review need to be satisfied. *Platting required.* No building permit shall be issued nor shall a certificate of occupancy be issued for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been recorded in the public records of Broward County subsequent to June 4, 1953 (Commencing at P.B.32, p.15), except as provided herein.
3. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
4. 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.
5. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements. If improvements are located within the Broward County right of way, provide correspondence indicating approval.
6. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
7. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, driveway widths, sidewalk dimensions, and typical roadway travel lane.
8. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
 - a. Depict existing sidewalk adjacent to the development along NW 31st Ave and how additional sidewalk on NW 13th Street will transition into existing sidewalk.
9. Depict/ label existing/ signalization on NW 31st Ave and NW 14th Street.



10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), and streets with streets (25' measured from intersection point of extended property lines. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
11. Existing property boundary delineated in proposed development plans (especially Civil plans) shall be consistent with that shown in corresponding ALTA / NSPS Land Title Survey.
12. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
 - a. Provide additional along the Southern property line on NW 13th Street.
13. For surface or ground-level parking lot layout:
 - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
 - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
14. 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.
15. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Detailed information regarding the structural design of the building and provide a certified geotechnical and structural engineering analysis to demonstrate that the proposed drainage system will not undermine the structural components of the building.
16. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is BCHCED, 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.
17. Obtain a letter of water and sewer service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit the following requirements with the request



- a. Project Narrative - written overview of the proposed development
 - b. Development Review Committee (DRC) Case Number
 - c. Water and Sewer Site Plans showing existing public water and sewer infrastructure; proposed water and sewer point of connection
 - d. Email plan@fortlauderdale.gov to obtain existing City Utility map.
 - e. Equivalent Residential Connection (ERC) Calculations - include existing and proposed usage.
 - f. Fire Flow Demand Requirements per NFPA guidelines (Table 18.4.5.2.1) - Flow (GPM) and Duration (HR); Note that this is not a fire hydrant test requirement; otherwise, you may specify the following:
 - i. Building Type - per National Fire Protection Association (NFPA)
 - ii. Total Fire Flow Area – for all stories
 - iii. Fire Suppression System Type
18. Please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
- g. Overlay water and sewer plans with all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict
19. Provide conceptual Water and Sewer Plan that includes:
- h. Show profiles for utility service crossings to show water/sewer main separation in accordance with F.A.C Rule 62-555.314.
 - i. Show/label proposed water service connections, associated valves, backflows and fittings with size, materials
 - i. The minimum tap size for the existing 20-inch water main is a 12-inch main.
 - ii. Specific permitting requirements for the design and construction of all public water system components other than wells (but including well pumping equipment and appurtenances) are contained in Chapter 62-555 F.A.C., including treatment plant process piping, conveying either raw, partially treated, or finished drinking water; fire hydrant leads; and service lines that are under the control of a public water system and that have an inside diameter of three inches or greater.
 - iii. Verify if project requires an FDEP and Broward county water extension application and provide explanation if it is not required. If required, request an Outside Agency Approval from Public Works-Engineering
 - iv. Fire hydrant installation to be completed per City Standard detail 302 which requires two check valves, one at each end of the connection.
 - j. Show/label proposed sewer laterals with sizes, slopes and material
 - i. A forcemain cannot be connected directly to the City's gravity system. A terminal manhole needs to be provided inside the private property within a min 10'X15' utility



easement abutting the right-of-way. The forcemain shall be connected to the terminal manhole.

ii. Locate and label gravity sewer manhole on plans with the following nomenclature

Table with 3 columns: Manhole ID, Location, and Elevation. Row 1: SSMH-3234, NW 13th Street and NW 30th Terrace, X 923,366.25 Y 658,004.71. Row 2: SSMH-3328, NW 13th St and NW 30th Ave, X 923,632.56 Y 658,016.88.

iii. Verify if project requires an FDEP and Broward county sewer extension application and provide explanation if it is not required. If required, request an Outside Agency Approval from Public Works-Engineering

k. All connections of the building sewers to public sewers shall be made by using materials approved by the city with a six-inch cleanout extended to grade and a threaded cleanout plug located within three (3) feet of the property line. All cleanouts in paved areas shall be protected by an approved H-20 traffic rated cleanout "traffic cover".

l. Based on the City utility maps, the existing sewer main adjacent to this property may be deeper elevation than assumed, verify elevations accordingly.

20. General:

m. Show/label on plans if contractor or City will be installing water service lines. An additional check valve to be shown on 6" fire service line if City is completing the installation so that there is a termination point to complete pressure and bacteria tests. If contractor is completing the installation a water permit is required.

n. Sewer connections can only be completed by a licensed contractor. A sewer permit is required.

o. A separate utility service application needs to be completed for each water service tap under the same request/record.

21. Conceptual Paving, Grading, and Drainage Plan:

p. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite (include typical cross-sections along all property lines as appropriate, typical lot grading for the proposed single family homes within the development, and depict how the new stormwater system will connect to the existing on-site drainage system), and how the proposed project improvements (i.e. on-street parking, sidewalks, etc.) will not adversely impact the adjacent Right-of-Way, properties and waterways. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.

q. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way such as increased runoff or reduction of existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements.

i. Provide proper drainage for all on-street parking areas (i.e. within City Right-of-Way adjacent to the proposed development) and corresponding drainage calculations.



- ii. If exfiltration trench is proposed, provide a drainage inlet (per City standard details and specifications) on each end of exfiltration trench system located within City Right-of-Way.
 - r. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets water quality, and the 10-year/1-day storm event drainage criteria).
 - s. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department. (coordinate as appropriate with the respective BCHCED agencies for mitigation of additional runoff within those jurisdictions).
 - t. Please note that private stormwater infrastructure (drainage pipes, wells, or basins,) Trees, or Permanent Structures (fences, walls, etc) are not permitted in City Right of Way or City drainage easements. Please remove any proposed stormwater systems, trees, or permanent structures that are not in compliance with this requirement or provide appropriate documentation of City Rights-of-Way or easement vacated to allow the construction of private underground utilities.
22. Provide storm runoff calculations, signed and sealed by a Florida registered professional engineer, which demonstrate how minimum criteria regarding adjacent street crown, water quality and finished floor elevations are met. For the 25-year, 3-day storm, please demonstrate that the design stage is equal to or less than the pre-condition, or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-year, 3-day design storm stage. Please also comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements, and be advised that effective 7/1/2017, all projects must comply with the Broward County 'Future Conditions Average Wet Season Groundwater Level' map.
23. Applicant shall typically not connect the on-site drainage system to those within the adjacent public Right-of-Ways of BCHCED, and the City; otherwise, provide written correspondence from the appropriate jurisdiction that authorizes maintaining an existing connection.
24. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

Existing Stormwater Asset Map possibly affected by the Proposed Development

25. Advisory: If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

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. For neighborhood compatibility, a ten-foot landscape strip shall be required to be located along all property lines which are adjacent to residential property, including to the east of the existing lake. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscaping and parking restrictions provisions of ULDR Section 47-21. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachments. When walls are required on non-residential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall. No parking shall be located within 12' of the property line, within the nonresidential side, when contiguous to residential property.
2. Investigate undergrounding of existing overhead utility lines along NW 31st AVENUE and/or NW 13th STREET in order to provide better compliance with City design standards. Street trees are to be provided in the right of way swale area as per ULDR 47-21.13. B.16. Where such a planting strip does not exist or is impractical to provide, street trees may be located in a perimeter planting area where this perimeter landscaping area adjoins the street right-of-way. A minimum of fifty percent (50) of the required street trees shall be shade trees. Investigate the placement of required shade street trees in perimeter planting areas with suitable clearance pursuant to FPL Right Tree Right Place guidelines for tree placement.
3. Illustrate and label the horizontal clearance from proposed tree trunks to edge of existing and proposed utilities 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.
4. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
5. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
6. 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.
7. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2. Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
 - a. Approval from jurisdiction (Broward County – NW 31st AVENUE) for landscape installation in Right Of Way, preferred prior to final DRC sign off. 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.
8. As per Section 47-21.9. G.1. 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. As



per Section 47-21.9.G.2. 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 two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.

9. 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.

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.
10. 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 (NW 13th STREET) requires engineering permit and approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
5. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6. A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.

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CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with an 180-degree view peephole if it is a solid door.
2. Exterior doors should be equipped with burglary resistant lock systems such as latch guards or security plates and hinge pins where applicable.
3. All glazing should be impact resistant.
4. The business should be pre-wired for an alarm system, to include duress, motion, and door contacts on all entry exit doors where applicable.
5. A video surveillance system (VSS) should be employed throughout the property with a focus on entry/exit points, hallways, main office and common areas. The exterior parking areas should be incorporated into the VSS installation. The system should be capable of retrieving an identifiable image of a person and video retention should be for a minimum of 30 days.
6. An electronic access control system should be installed on specific entry/exit doors/ interior doors and elevators to prevent unauthorized access, as well as restrict access to specific personnel.
7. It is recommended that exterior fencing and parking lot entrance gates be constructed of material that is anti-scale, palisade style or similar, has pickets at the top, and allows for natural surveillance,
8. All Lighting at the facility, including in the parking lot, should conform to IES standards and landscaping should follow CPTED guidelines.
9. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
10. There should be access control for mechanical, electrical and maintenance rooms where applicable.

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 collected in monthly lease with Sanitation account for property under one name (Commercial).
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.
8. Solid waste collection shall be from a private loading dock.
9. Containers: must comply with 47-19.4
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthened apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
11. 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.
12. 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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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.



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CASE COMMENTS:

1. As part of the traffic study, conduct a traffic signal warrant at the intersection of NW 31st Avenue and the proposed driveway location.
2. As part of the traffic study provide a queueing analysis at security guard gates to better understand the minimum queue length to meet the onsite demand.
3. Show on the plans the location of the traffic signal pedestals on the east side of NW 31st Avenue and where they will be relocated.
4. Provide an acceptance letter from Broward County Traffic Engineering Division regarding the proposed driveway location and proposed approach configuration.
5. The proposed westbound through and right turn shall only be permitted if this approach is signalized.
6. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. 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.
7. Provide the parking analysis justifying the 15% parking reduction being requested.
8. 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).
9. 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.
10. Provide a minimum of 7 feet wide sidewalk on **NW 31st Avenue** 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.
11. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.



12. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
13. Additional comments may be provided upon further review.

GENERAL COMMENTS:

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

Case Number: UDP-S25030

CASE COMMENTS:

Please provide a response to the following:

1. Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
3. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative.
4. 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. (For more significant projects, RAC, etc.) All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
5. 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.
6. 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.
7. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695.

8. Clarify parking ratio used from ULDR Section 4-20.2, Parking and loading requirements. Add parking calculation for education and cultural uses included in the proposed project. Note classrooms on site plan and floor plans.
9. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.
10. Add the following to the narratives:
 - a. Describe the functionality of the parking lot and if valet parking is considered. What is the estimate of employees and students? How will parking along the north side of the building differ from other parking?
 - b. Describe phasing program for the movie studio complex. The [conceptual plan](#) on the City's website shows three buildings and more parking.
 - c. Provide information how each space will be used in the narrative.
 - a. Describe how the community space will function including how entry to the site will function including for community events.
11. Create a park-like setting for the community meeting space using shade structures, trellises, and seating. Provide photorealistic images of amenities to be provided.
12. Provide the following changes on site plan:
 - b. Show entire project layout and phasing.
 - c. Dimension setbacks. Front setback is located on frontage along NW 31st Avenue.
 - d. Shift building to allow streetscape with landscape buffer, sidewalk, with street trees place between the sidewalk and road on both NW 31st Avenue and NW 13th Street.
 - e. Label gate entrance.
 - f. Add wall on east side and south side of the property contiguous to residential property to meet requirements of ULDR Section, 27-25.3, Neighborhood Compatibility.
 - g. Demonstrate adequate vehicle stacking at entryway per ULDR Section, 47-20.5, General Design of Parking Facilities.
 - h. Replace angled on-way parking with perpendicular parking with two way drives.
 - i. Clarify if any improvements will be made to parcels north of NW 13th Street.
 - j. Label classrooms on site plan and floor plans.
 - k. Add lot coverage to site plan data.
 - l. Consider trellis with plant material along NW 13th to reduce impact on neighboring residential uses. See example images below.



13. Provide the following changes on the elevations:
 - a. Consider relocating office, stage support and food hall areas to west side of the building to increase active uses and transparency along NW 31st Avenue and south facade visible from NW 13th Street.
 - b. Add articulation to all facades to create visual interest, reduce the visual bulk of the building, and respond to the residential context of surrounding properties to the east, south, and west.
 - c. Add architectural features such as awnings, windows, banding on east and south façades per ULDR Section 25-27.3. Neighborhood Compatibility.
 - d. Include a variety of high-quality, durable materials. Include photographic examples.

14. Provide the following changes to the renderings:
 - a. Provide rendering of community amenity space.
 - b. Add direction to renderings.
 - c. Include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."

15. Provide continuous landscape buffer that reduces visual impact of buildings on east side.

16. Provide detailed building elevations including dimension and material of the main entrance feature. Note, during public presentations of the project the entrance feature appeared more grand in design with stronger presence. Staff recommends the applicant enhance the entrance gate as a significant sense of place element for the project and the community. Below are examples

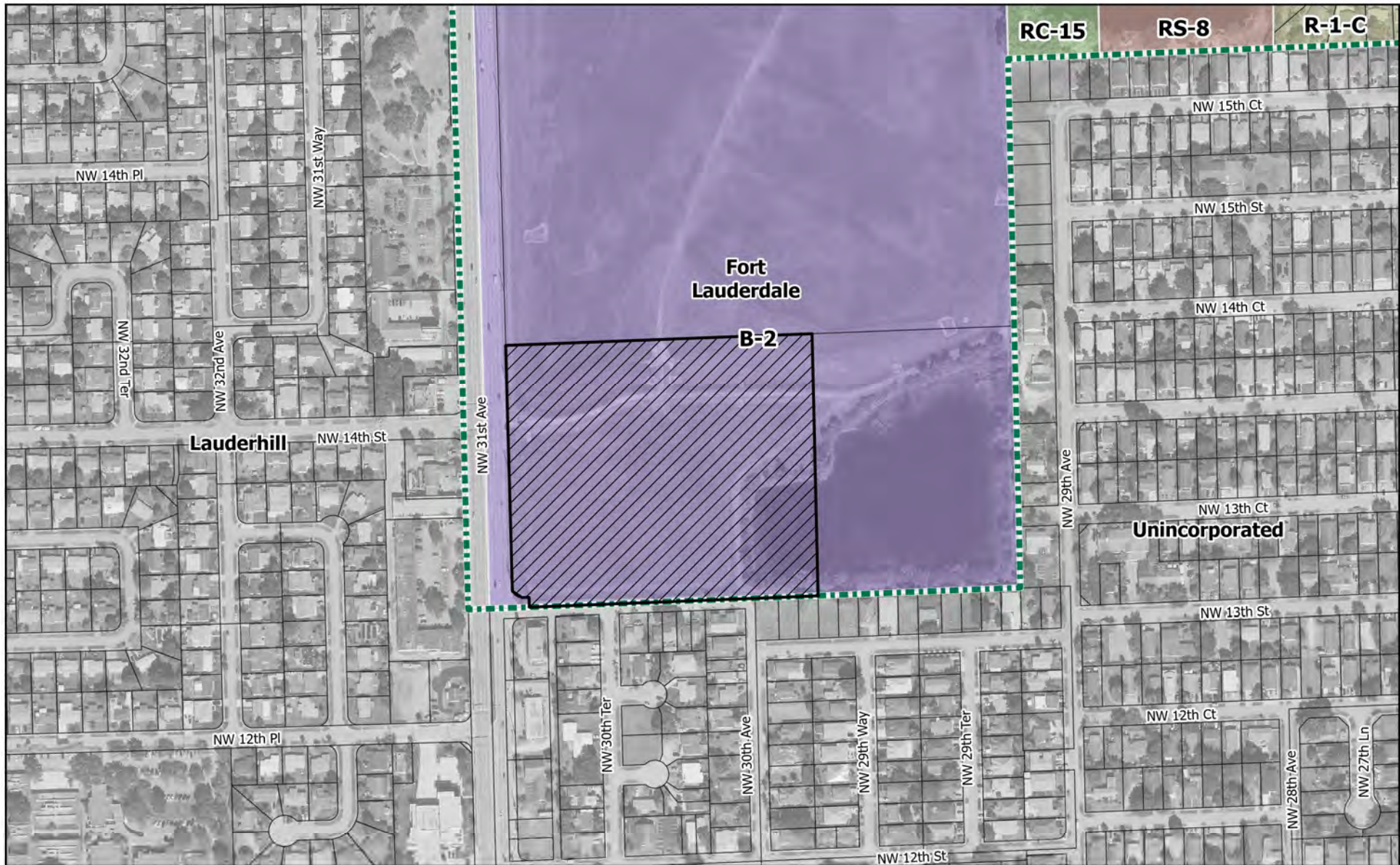


17. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Roof plan with spot elevations of the parapet wall and roof as well as top of 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.
18. Show light fixtures on landscape plans. 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 (Section 47-20.14)
19. Scintillating signs are not permitted per ULDR 47-22., Sign Requirements. Provide a master sign plan detailing the following:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materialsPlease note any proposed signs will require a separate permit application.
20. 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.
21. It is strongly recommended that external bicycle parking also be provided. It is a convenient amenity for residents, especially for children and guests. If shared amenities are provided, include additional bike parking at those locations. Ensure parking is located 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. For reference, 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/>. Consult with Transportation and Mobility for bike lines in a planned network.

GENERAL COMMENTS

The following comments are for informational purposes.

1. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Lorraine Tappen, LTappen@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
3. Additional comments may be forthcoming at the DRC meeting or after comment responses are received.



UDP-S25030

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

400 Feet

GRAPHIC SCALE

