

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25016



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25016
PROJECT NAME	The Landing, Water Taxi Terminal
APPLICATION TYPE	Site Plan Level IV
APPROVAL LEVEL	Planning and Zoning Board Review, City Commission Approval
REQUEST	Parking Reduction and Public Purpose Use for Tourist Accommodations including 21,589 Square-Foot Water Taxi Terminal, Restaurant, Visitors Center, and associated Modifications to Fire Station #49.
APPLICANT	William Walker, New Inlet LLC
AGENT	Greg Brewton, Brewton and Associates
PROPERTY ADDRESS	1001 Seabreeze Boulevard
ABBREVIATED LEGAL DESCRIPTION	Bahia Mar 35-39 B Parcel 1
ZONING DISTRICT	South Beach Marina and Hotel Area (SBMHA)
LAND USE	Central Beach Regional Activity Center
COMMISSION DISTRICT	2 – Steven Glassman and 4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Central Beach Alliance
SUBMITTED	April 25, 2025
COMPLETENESS ISSUED	October 3, 2025
STATE STATUTE 166.033 EXPIRATION	April 1, 2026
CASE PLANNER	Jim Hetzel, AICP, Principal Urban Planner

RESUBMITTAL INFORMATION

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



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CASE COMMENTS:

Please provide a response to the following:

1. Per Section 1006.3.2 of the FBC, the occupied roofs must have a minimum of two separate and distinct exits to the public way. The submitted roof plans do not comply with the 2023 FBC.
2. Show that the openings in the exterior walls adjacent to the south and north property line meet the requirements of Table 705.8 of the 2023 FBC.

GENERAL COMMENTS

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

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

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

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2023 the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

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 20' Right-of-Way dedication or permanent Right-of-Way Easement along west side of State Road A1A / Seabreeze Blvd (coordinate with FDOT), to complete half of 100' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Confirm with Broward County and FDOT the accuracy of State Road A1A / Seabreeze Boulevard existing Right-of-Way centerline adjacent to the proposed development (due to irregular alignment); clarify with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
2. 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
3. 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>
4. Provide conceptual Water and Sewer Plans that include the following, at minimum:
 - a. The existing 6-inch WM should be a 10-inch WM per City atlas.
 - b. City atlas shows the existing 12-inch FM is abandoned and must be reflected as such on the plans.
 - c. Please verify & clarify if it is possible to connect instead to the existing 10-inch WM. There are fewer utility crossings in this area just north of the currently proposed water connection point. Additionally, specify the use of this line (irrigation/domestic) and show location of meter per City standards. Specify connection to be made with a brass corp. stop.
 - d. Proposed configuration for sanitary sewer laterals connecting the pump station, grease trap, and site effluent as shown on the plan is not allowed by City standards. Please follow City guidelines and standard details. Combining flows from multiple sources is typically handled with the addition of manholes, which will require upsizing the lines to at least 8-inches. Additionally, show full extents of proposed sanitary system as the design appears to be incomplete.
 - e. Show profiles for all utility service crossings to show water/sewer main separations in accordance with F.A.C Rule 62-555.314.



6. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
 - a. Existing FDOT drainage structures/outfall are in direct conflict with the proposed development.
7. Proposed structures (i.e. building overhang, dumpster, grease interceptor, loading, parking, doors, etc.) shall not be constructed within existing or proposed right of way/ easements.
 - a. Encroachments within a State right-of-way requires agreement for private use of the State Right-of-Way per Rule 14-20, F.A.C.
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 State Road A1A / Seabreeze Boulevard and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
9. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.
10. Existing property boundary delineated in proposed development plans shall be consistent with that shown in corresponding Boundary & Topographic Survey (New Inlet LLC).
11. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
12. For stormwater conveyance purposed the proposed valley gutter shall be located at the edge of pavement and continue through the driveway approach.
13. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
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.
 - a. Provide rim and invert elevations for all inlets, inlet types, exfiltration trench sizes (if used), pipe inverts, sizes, lengths and materials and other applicable information for the proposed drainage system.



15. The drainage design is required to account for the existing Fire Station #49 drainage system licensed under Broward County Resilient Environmental Department Surface Water Management Licensing Program SWM2007-069-0.
16. Exfiltration Trenches:
 - a. Provide at least a clean out structure at each end of exfiltration trench located within the property.
17. Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. Provide plans demonstrating how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure.
18. Discuss why the proposed on-site drainage layout connects with the adjacent seawall/canal. Applicant shall typically not connect the on-site drainage system to those within the adjacent public Right-of-Ways of FDOT, BCHCED, and the City; otherwise, provide written correspondence from the appropriate jurisdiction that authorizes maintaining an existing connection.
19. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, (per City Utility Atlas Maps). A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
20. 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.
21. 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.

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. Verify that mitigation equivalent replacement and value on Tree Disposition Plan, sheet LD-101, has been calculated correctly per the City's amended Tree Preservation Ordinance (ULDR 47-21.15.G). Please revise as applicable.
2. Review landscape plan requirements for data to be included on plans, as per ULDR Section 47-21.6 & 47-21.13. Provide, in tabular format, all required versus provided landscape calculations.
3. Provide streetscape and street trees as per ULDR 47-12.5.D Central Beach Streetscape Design. Street trees are to be a minimum of 16 feet tall, 8 foot spread, seven foot vertical clearance and provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. Palm trees, minimum 18 feet tall, 8 foot vertical clearance may be provided at intersections where streets with street trees converge. When overhead utilities exist, required street trees may be small trees or small palms provided at a minimum of a ratio of one street tree per fifteen feet frontage or greater fraction thereof. Small trees or small palms are to be a minimum 12 feet tall, 6 foot spread, six foot vertical clearance. Show measured distance between street trees on plan.
4. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans. This requirement is not only for Street Trees, but also for shade trees on site adjacent to the public realm of the sidewalk.

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

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b) Provide Structural Soil Detail and composition.
5. A suspension modular paving system product may be used in place of CU Structural Soil. Please look into the use of the Green Blue Urban soil cell, Silva cell or like product for this and all future site developments. Provide a detail of product of use for root development under paved areas.
 6. Verify with DSD-Engineering, Transportation Engineering and FDOT proposed installation of vehicular use area within public ROW. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas, illustrate such requirements on plans as a diagram, and provide, in tabular format, all required versus provided VUA landscape calculations.
 7. Dumpster enclosures shall be landscaped as per ULDR 47-19.4. Continuous planting means hedges and shrubs approximately 2 feet tall planted 2 feet apart. This may require existing paving, asphalt and/or concrete to be removed and replaced with planting soil to a minimum depth of 3 feet and the width of the planting area is 3 feet. Please clearly note and illustrate this on plans.



8. 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 for landscape installation in Right Of Way (FDOT – State Road A-1-A.), 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.
9. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Provide a cross section detail to illustrate this clearance. This includes existing and proposed sanitary sewer lines, water lines, electrical lines, communication lines, drainage well and lines, etc.
10. 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.
11. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping and illustrate on plans. Where conflicts exist, shift the utility and/or site amenities.
12. Additional comments may be forthcoming after next review of new plans and written comment responses prior to final DRC sign off.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following:

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. The amended ordinance may be found within the City's ULDR published online by MuniCode:
https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
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. 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:

- Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole, lockable from the inside.
- Windows should be impact resistant and equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
- All glazing should be impact resistant.
- Building should be pre-wired for an alarm system.
- A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, parking, playing areas, observation deck, and all common areas. It should be capable of retrieving an identifiable image of a person.
- Emergency communication devices should be placed in the parking lots and dock areas. These should be easily identifiable and accessible.
- Offices, restrooms, and all common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
- Light-reflecting paint should be used in the parking lot to increase visibility and safety.
- All lighting and landscaping should follow CPTED guidelines.
- Railing systems with vertical slats are recommended over those with horizontal slats or cables. Horizontal railings can create a "ladder effect," making them easier for children to climb and potentially fall.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangement 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. 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.
5. Service Days shall be per the City's residential routing schedule.
6. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
7. Solid waste collection shall be from a private loading dock.
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
10. 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.
11. 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. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for any roadway dedication requirements per Broward County Trafficways plan and the proposed improvements including the proposed drop off area along Seabreeze Blvd.
2. The submitted parking analysis resulted in a need for 65 parking spaces and that its pending confirmation of available parking spaces in the Fort Lauderdale Beach parking lot. To use parking spaces in this parking lot an analysis will be required to demonstrate there are a minimum of 65 unused parking spaces during the operating hours of this proposed development. Please schedule a parking analysis methodology meeting prior to conducting the analysis.
3. The proposed plans show private parking and a dumpster in the public right of way, these features will need to be removed and relocated on site, the public right of way shall not be used to meet these adequacy requirements.
4. Show inbound and outbound stacking requirements from the ultimate right of way line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. The minimum inbound stacking requirement is two stacking spaces; the minimum outbound stacking requirement is one stacking space. This minimum stacking requirement is not being met there are parking spaces and a dumpster within this stacking area.
5. Additional comments will be provided upon further review.



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CASE COMMENTS:

Please provide a response to the following:

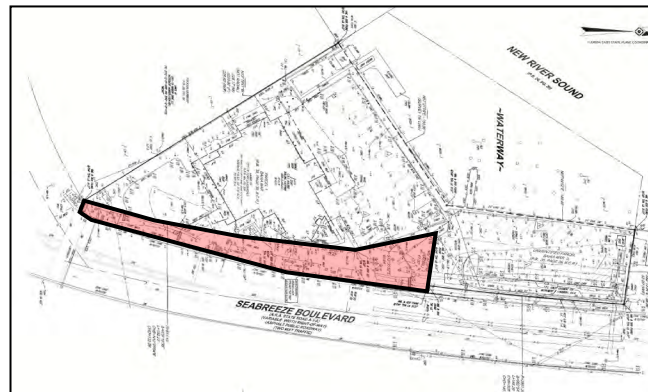
1. Pursuant to State Statute 166.033(1) the application must be approved, approved with conditions, or denied within 180 days of completeness determination, on or before **April 1, 2026**, unless a mutually agreed upon time extension is established between the City and the applicant or applicant submits a waiver to the timeframe.
2. Unified Land Development Regulations (ULDR), Sections 47-24.1 and 47-27.4, Public Participation requirements the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
3. ULDR, Section 47-24, Development Procedures and Permits, the proposed project requires review by the PZB and approval by the City Commission for Public Purpose Use. Separate fees are required for each, and the applicant is responsible for all public notice requirements pursuant to the ULDR, Section 47-27.
4. Pursuant to the City's Comprehensive Plan, the site is designated Central Beach Regional Activity Center (Beach RAC) on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
5. Pursuant to the City's Comprehensive Plan, the City monitors and tracks development in the Beach RAC. Based on the submitted traffic statement, dated May 27, 2025, the project will generate 44 PM peak hour trips. Be advised that development in the Beach RAC is allocated at the time of site plan approval on a first come, first served basis, and submittal of an application does not guarantee trip availability.
6. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection



and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

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

7. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Urban Planning Division, at (954) 357-6634 to ensure that the proposed project is consistent with the latest recorded plat restrictions. If a plat note is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
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. Development Agreement, Section 13.30.3, executed agreement states the applicant shall improve the seawall for the leasehold property. Provide plans and details on reconstruction of the seawall.
10. Development Agreement, Section 13.30.5, executed agreement states the applicant shall construct dock space for City use and shall provide for public use. Provide information.
11. Development Agreement, Section 13.31, executed agreement states that a joint use of the dumpster is permitted; however, the agreement does not specify dumpster needs based on uses. For example, the dumpster and refuse collection for restaurant use is different than typical retail and office use. A more detail analysis should be provided on dumpster needs to accommodate the existing and proposed uses.
12. Development Agreement, Section 13.32, executed agreement outlines improvements to Fire Station #49, which impacts the overall design of the project and requires approval for modifications to existing fire station site plan. These improvements include: (1) a new dock, (2) a new covered, enclosed fire truck bay, (3) dedicated accessway to new fire truck back from Seabreeze Boulevard, and (4) requires approval by Fire Department. Based on these improvements, there are impacts to existing parking, landscape, and access to the exiting fire station site that was not provided in the site plan submittal. Staff is unable to determine compliance with the obligations in the development agreement at this time and reserves the right to comment upon the submittal of the site improvements. A separate meeting with representatives from City's Fire Department is needed.
13. Due to the lack of drawings and plans for the fire station per the development agreement, staff is unable to conduct a full review to determine compliance with the development agreement and ULDR. Therefore, staff reserves the right to comment upon the submittal of plans.
14. As proposed, there are improvements to land that is FDOT right-of-way without any communication or approval from FDOT in the submittal. Provide documentation regarding this matter. See image below with FDOT area is red. In addition, the drop-off area will require approval from FDOT as well.



15. ULDR, Section 47-24, Application requirements, provide project narratives to address the following:
 - a. Section 47-12.4.1, Central Beach Dimensional Requirements, provide a summary regarding project compliance with applicable development standards. Staff recommends this be provided in a table format and if need, note where requesting public purpose;
 - b. Section 47-18.26, Public Purpose Use, provide narrative regarding how the project meets the public purpose intent;
 - c. Section 47-18.26.F, Public Purpose Use, provide responses to each criteria;
 - d. Section 47-18.26, identify all items requested relief under public purpose including dimensional standards, landscape, parking, etc. Staff recommends this information be provided in a table format containing required, proposed, and justification for each;
 - e. Section 47-20.3.A.5, Parking Reduction and Exemptions, provide response to each criteria and indicate which of the criteria is applicable to the project;
 - f. Section 47-24.3.E, Conditional Use, provide response to each criteria; and
 - g. Section 47-25.2, Adequacy Review, expand the narrative to address each specific item under adequacy review
16. Sheet A-0.04, Site Plan, revised the site data to include open space, parking, and dimensional standards per zoning district. In addition, correct setbacks where front setback is east and rear is west.
17. Provide the following changes on the site plan:
 - a. Update site plan sheet to depict the fire station site.
 - b. Indicate the location of ramp(s). Staff cannot location ADA ramps.
 - c. Indicate the width of walkway on the south side of the building.
 - d. Provide setback distance from the face of the seawall
 - e. Provide dimensions for dumpster.
 - f. Indicate the length for each property lines.
18. ULDR, Section 47-12.4, Central Beach Dimensional Requirements, project is not meeting dimensional requirements for yard setbacks. In addition, there are architectural features that extend beyond parcel limits and canopy encroachment into yard setbacks.
19. ULDR, Section 47-12.5, Central Beach Requirements, Streetscapes, A-1-A frontage shall contain a 20-foot sidewalk and street trees that provide canopy. Given recent improvements to Bahia Mar, adjacent to this site, there should be consistency in streetscape design. Provide a context streetscape plan that illustrates consistency in design.



20. ULDR, Section 47-12.5, Central Beach Requirements, Open Space, nonresidential uses shall provide 20% of the gross lot area for open space with no more than 50% provided above grade. Sheet A-0.08 does not accurately depict open space. Open space cannot include vehicle use area, structures, and utility boxes.
21. ULDR, Section 47-12.5, Central Beach Requirements, Architectural Design Features, may not extend more than three feet into yard setbacks.
22. ULDR, Section 47-12.6, Central Beach Permitting and Approval, applications seeking design deviations for yards must demonstrate compliance with Section 47-12.6.C.1.e.
23. ULDR, Section 47-18.26, Public Purpose Use, the intent of public purpose use is to allow relief from zoning regulations for development of a parcel if public benefit. In order to process this application, the applicant needs to indicate the justification for the request, comprehensive list of relief from zoning, and identify the overall public benefit from this project.
24. Section 47-19.2, Roof mounted structures such as air conditioners, compressors, generators, satellite dish antennae, and elevator and stairwell shafts shall be designed and screened as part of the building volume for the principal structure and shall be at least six (6) inches high above the top-most surface of the roof mounted structure. On the roof plan provide spot elevations of the top of the equipment and top of the parapet.
25. Section 47-19.4, Dumpsters, label the material and colors for the dumpster enclosure. Gates must be opaque and made of metal.
26. Section 47-20.2, Parking and Loading Requirements, Type II loading area is required. Indicate the location and how loading will occur for the site given restaurant use is proposed.
27. Section 47-20.3, Parking Reductions and Exemptions, applicant will be required to execute a parking reduction order prior to submittal of a building permit.
28. Section 47-20.14, Lighting of parking, update the photometrics plan to indicate footcandle levels for the entire site. Note a 12 to 1 maximum to minimum ratio is maintained. In addition, illumination shall meet Section 6, Code of Ordinances, Sea Turtle lighting restrictions. Provide notes on Sheet E-1.0 stating compliance.
29. Section 47-20.14, Lighting of parking, provide light pole details and ensure light shields are included.
30. Section 47-22, Sign Regulations, note that proposed signage must meet the limitations in the code.
31. Provide a vehicular and truck movement plan that shows movement in and out of the site.
32. 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.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Monday, October 20, 2025

Lina Allakhverdieva, Urban Planner II
City of Ft. Lauderdale Urban Design & Planning Division
Development Services Department
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.4995
e. vasilyaa@fortlauderdale.gov

RE: UDP-S25016
Street: 1001 Seabreeze Blvd, Fort Lauderdale, Florida
Parcel(s): 5042 12270017

Lina,

In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced application in accordance with Chapters 267, *Florida Statutes* and Section 47-25.5P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

The subject property consists of ± .16 acres of at 1001 Seabreeze Blvd / SR A1A, Fort Lauderdale FL. The property is situated between Seabreeze Blvd and the Intracoastal Waterway (BCPA 2025). A review of historic aerials and maps indicates that the subject property has been previously developed and is currently utilized as parking with proposed new construction. The subject property is in the Fort Lauderdale Beach Barrier Island Archaeological Zone, an area that has demonstrated potential to contain intact archaeological deposits. No archaeological resources are presently recorded on the subject property; however no prior study of the subject property has been completed. The property is located adjacent to previously recorded archaeological sites 8BD4826 / Third Fort Lauderdale historic resources group and 8BD6451 / Fort Lauderdale Midden, both sites are potentially eligible for inclusion on the National Register of Historic Places.

In my capacity as the City's archaeological consultant, based on the available information and in consideration of this information, it is my opinion that development in the subject property has potential to encounter intact and significant archaeological deposits during ground disturbance activities, including demolition and construction phases of development. Therefore, the following actions are recommended as condition of final development approval:

1. A professional archaeologist who meets the minimum professional standards (36 CFR Part 61) should conduct archaeological monitoring for all ground-disturbance activities associated with the proposed development. The purpose of the archaeological monitoring will be to document ground-disturbances and to record and collect discoveries as the archaeologist deems appropriate. The archaeologist shall be empowered to temporarily stop ground-disturbance activities if significant archaeological materials are discovered. If, upon visual observation of ground-disturbances, the professional archaeologist deems the subject property does not contain archaeological deposits and that archaeological monitoring is not

necessary, the archaeologist shall provide a letter to the Historic Preservation Planner requesting to change these requirements.

2. If significant archaeological materials or unmarked human remains are encountered, then the archaeologist shall be empowered to direct the project site manager to halt excavation in the vicinity of the find and to alert the City's historic preservation staff to coordinate the discovery.
3. All work should conform to the standards set forth in Chapter 1A-46, *Florida Administrative Code*, and Module Three Guidelines and the Secretary of the Interior Professional Standards. The Archaeologist shall submit a monitoring report to the City's Historic Preservation Planner for review of completion, determination of effects and/or significance, and approval or approval with conditions. The report should detail the dates and activities of the due diligence survey.
4. If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the archaeologists shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains

Please contact me if you have any questions about the information or recommendations made in this letter.

Regards,

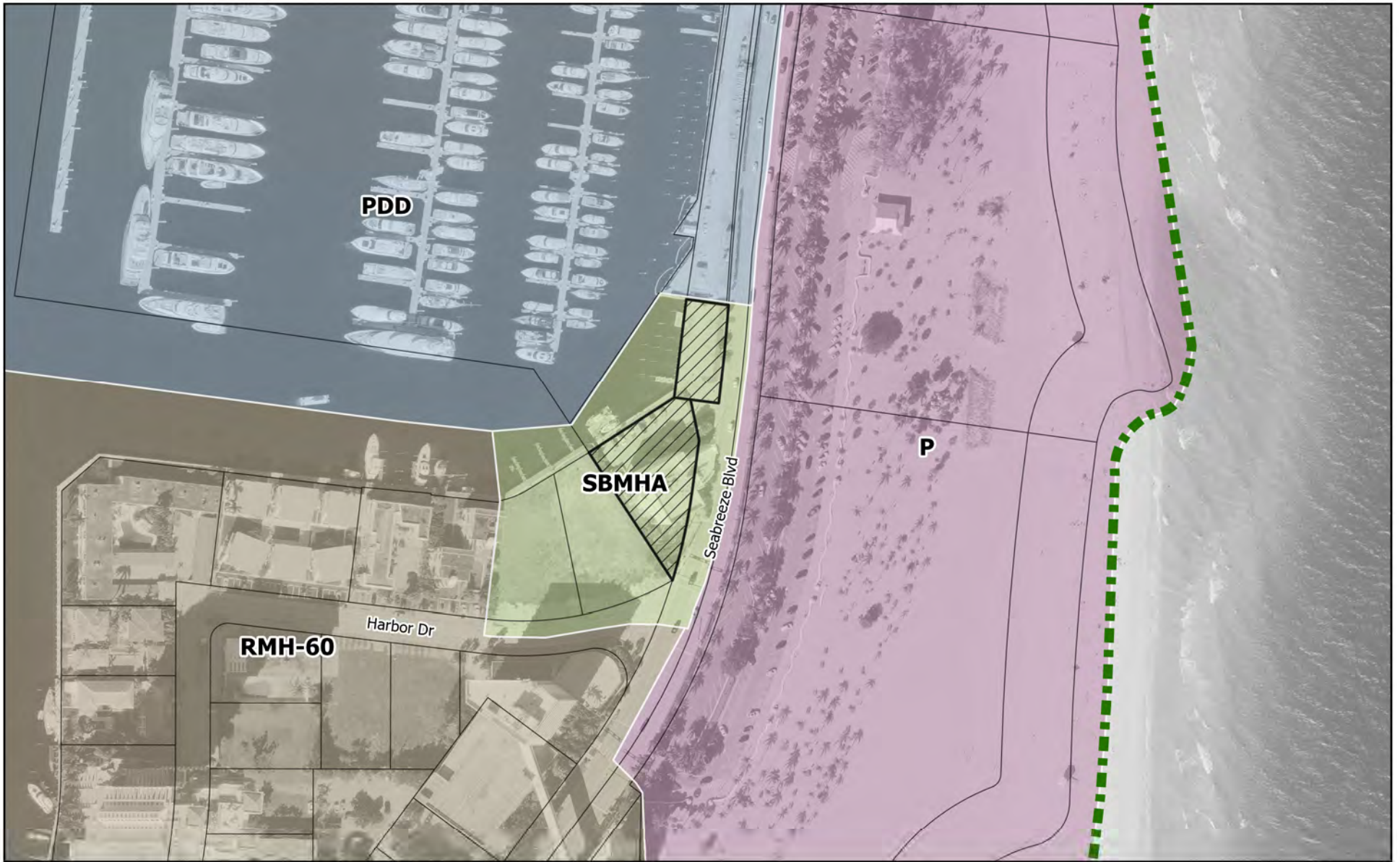


Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.

cc: Trisha Logan, Principal Urban Planner & HPB Liaison, City Fort Lauderdale, UDP, DSD
t. 954-828-7101
e. tlogan@fortlauderdale.gov

REF:

- 1949 Aerial Photographs of Broward County, (1949), Map and Imagery Library, George A. Smathers Libraries, University of Florida. (26 Feb 2024). [<https://ufdc.ufl.edu/collections/aerials>] (26 Feb 2024).
- 1958 Aerial Photographs of Broward County, (1958), Map and Imagery Library, George A. Smathers Libraries, University of Florida. [<https://ufdc.ufl.edu/collections/aerials>] (26 Feb 2024).
- 2025 Broward County Property Appraiser. [bcpa.net] (6 May 2024).
- 2025 Florida Master Site File, Florida Dept. of State, Division of Historical Resources, Tallahassee, FL.



UDP-S25016

Legend

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

