

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25038



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25038
PROJECT NAME	Manor at Cypress Creek
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	City Commission
REQUEST	Design Deviation Request to the Uptown Master Plan Standards for 422 Multifamily Development with an Associated Parking Reduction in the Uptown Project Area
APPLICANT	CPN West, LLC. and F Land, LLC.
AGENT	Barbara A. Hall, Greenberg Traurig
PROPERTY ADDRESS	6700 N Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION	Reflections 119-46 B Par A
ZONING DISTRICT	Uptown Urban Village Northeast (UUV-NE) District
LAND USE	Uptown Urban Village Transit Oriented Development
COMMISSION DISTRICT	1 – John Herbst
NEIGHBORHOOD ASSOCIATION	N/A
SUBMITTED	October 24, 2025
COMPLETENESS ISSUED	October 31, 2025
STATE STATUTE 166.033 EXPIRATION	February 28, 2026 (120 Days)
CASE PLANNER	Michael P. Ferrera, Urban Planner II

RESUBMITTAL INFORMATION

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



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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
5. Specify fire-resistance rating requirements based on building separation and construction type per Tables 601 and 705.5 of the 2023 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Show that all interior exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028. The interior exit stairways of the parking garage do not comply with the FBC.
10. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume. Accessible parking spaces must be located on an accessible route and so that users are not compelled to walk or wheel behind parked vehicles.

GENERAL COMMENTS

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

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

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

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

Please consider the following prior to submittal for Building Permit:

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



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CASE COMMENTS:

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

1. Provide a copy from Broward County of the service demand calculations for water & wastewater services and obtain a letter of service availability.
2. Per the ALTA/NSPS Land Title Survey for all encumbrances found in the property, provide a copy of the recorded documents for review/reference (i.e. easements, dedications, agreements, vacations, etc.).
3. 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.
4. For surface or ground-level parking lot layout:
 - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls. Reconfigure parking stalls shown at end of drive aisle, to eliminate 180 degree back-out maneuver.
 - i. Please label on civil and architectural sheets.

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. Show Fire Dept. access that complies with FFPC (1) 18.2.3.1.1

GENERAL COMMENTS

The following comments are for informational purposes before final DRC sign-off.

Florida Fire Prevention Code (FFPC) - NFPA 1 Chapter 15 Fire Department Service Delivery Concurrency Evaluation

15.1 Application.

15.1.1 The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

15.1.1.1 Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

Note: It only requires one requirement to be a mandatory and must be submitted before a building permit is applied for.



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CASE COMMENTS:

Please provide a response to the following.

1. Please provide calculations for proposed native tree canopy replacement at maturity per Exhibit "B" Conditions to the City of Fort Lauderdale's Support of Removal of LAPC Designation, Resolution No. 25-94. Indicate how the mitigation will be provided on Landscape plans. Verify that mitigation equivalent replacement has been calculated correctly per the Broward County Land Development Code Chapter 27-408(i) Tree Replacement Requirements. Please revise as applicable.
2. VUA landscaping shall be required for proposed surface parking lot improvements. As per Section 47-21.12. C.1.a. The first twenty-five percent (25%), or fraction thereof, of the required VUA trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper and shall be evenly distributed between interior and perimeter landscape areas. The second twenty-five percent (25%), or fraction thereof, of required trees shall be shade species with a two and one-half (2 ½) inch minimum trunk caliper. Current proposed VUA tree specifications do not meet this requirement. Please revise.
3. As per Section 47-21.9. G.1&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 three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. Shade species with a minimum caliper of two (2) inches, ninety (90) square feet with eight (8) feet being the smallest dimension.
 - a. Tree islands maybe reduced in width to a minimum of 8 feet inside curb to inside curb. Under the adjacent pavement will require structural soil or a product engineered for root growth under paved areas to provide this root development area.
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. Please provide as applicable, especially for any proposed Street Tree reduced-width planting areas.

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

- a. Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b. Provide Structural Soil Detail and composition.
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. Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed utilities on the landscape plan, as per proposed civil engineering and site plans. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities.



7. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable. Provide root barrier fabric wrap detail.
8. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
9. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS:

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

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. The amended ordinance may be found within the City's ULDR published online by MuniCode:
https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIIDERE_S47-21LATRPRE.
2. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. 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 a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways, pool, and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. Office and 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.
16. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders
17. Due to the size and scope of the development, full-time security should be employed.

GENERAL COMMENTS

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

Please submit responses in writing prior to DRC sign off.



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CASE COMMENTS:

Please provide a response to the following:

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



GENERAL COMMENTS

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

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



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CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.
3. Please review Chapter 1, Section 118 of the Florida Building Code, Broward County Annex.
4. Please review Florida Statute 633.202 (18).
5. 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. Per the submitted traffic study the EB & WBL movement at Andrews Avenue and the project driveway/NW 67th St will fail in Future Total 2030 during the AM and PM peak hours, consider intersection enhancements to improve the PM Peak 249.8 second westbound left delay.
2. Additional comments may 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 deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before **April 29, 2026**, unless a mutually agreed upon time extension is established between the City and the applicant.
2. Pursuant to Section 47-37B.3.B, Development Permits and Approval Process, applicants seeking Alternate Design Solutions are subject to City Commission approval and the applicant is for all public notice requirements.
3. Pursuant to the City's Comprehensive Plan, the site is designated Uptown Urban Village – Transit Oriented Development on the City's Future Land Use Map. The proposed use is permitted in this designation with the inclusion of affordable housing units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Pursuant to the City's Comprehensive Plan, the City monitors and tracks development in the Uptown TOD. Be advised that development in the TOD is allocated at the time of site plan approval on first come, first serve basis.
5. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
6. Provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>
7. ULDR, Section 47-38C, this project is subject to the requirements of Broward County Public School Concurrency. The applicant shall notify the School Board Superintendent or designee of this proposal and obtain a Preliminary School Capacity Availability Determination (SCAD) from the School Board. Prior to final DRC approval, or confirmation from the School District that the development is exempt or vested from the requirements of public school concurrency is required.
8. Pursuant to Section 47-37B.3.B, Development Permits and Approval Process, the proposed project is requesting three Alternate Design Solutions related to Shoulder Height, Front and Corner Stepback, and Maximum Floorplate Above Shoulder Height, which require review and approval by the City Commission. While the submitted attachment offers a general justification for these deviations, provide further details regarding the specific reasons for each deviation and how the design intent is being met.
9. As proposed, the project does not meet the overall design intent for the Uptown area for an urban village that promotes a mix of uses, quality building design, improves connectivity and mobility in the area, emphasizes the pedestrian experience, and results in a transit-supportive built environment. Revisions are necessary to better align the project with the overall design intent which include the



following: (1) site layout, (2) park space, and (3) building design. The site layout with the building internalized centered on the parcel with retention on either side does not provide for meaningful interaction with adjacent existing uses. In addition, the parking along the south side prevents the opportunity to create an enhanced pedestrian experience leading to the pedestrian trails and this parking also generates unnecessary conflicts with both the project's operations and those of the adjacent Marriott Hotel, particularly regarding ingress/egress and back-out parking maneuvers. The areas identified as pocket parks lacks connection to the private amenities; pool area and courtyard, which are largely enclosed thereby restricting natural light, air circulation, and visibility. Furthermore, the building mass is large with very little design mitigation for increased floorplate. Additional articulation is needed throughout the structure, including extending corner treatments beyond the existing roofline, incorporating more substantial wall offsets, varied roofline heights, and a broader set of architectural elements to break up the massing and strengthen visual interest. Images below provide examples on design.

Park Space



Architectural Design





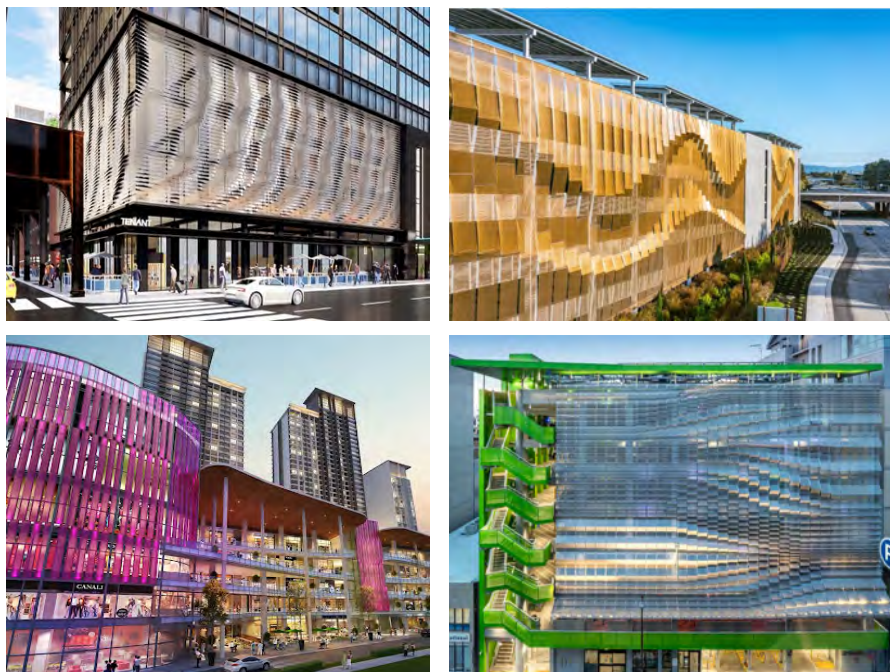
10. Pursuant to ULDR, Section 47-37B, the project does not meet certain Uptown Urban Village Master Plan (UMP) design intent. Staff has commented below under the applicable category and has provided images to assist the applicant.

a. Pursuant to ULDR, Section 47-37B.6.F, Building Design. Address the following building design requirements:

1. Provide a diagram that depicts the 2-foot building articulation required for every 100 feet of frontage.
2. Provide additional building materials for the first two floors on all sides that are reflective of higher quality material and note that stucco cannot count toward the materials; and
3. Provide more architectural articulation and corner treatments vertically passed the existing roof line to emphasize the building corner on the south and east facade corners. Cornices should also be added to several portions of the parapets to enhance the overall design of the building. See images below for examples.

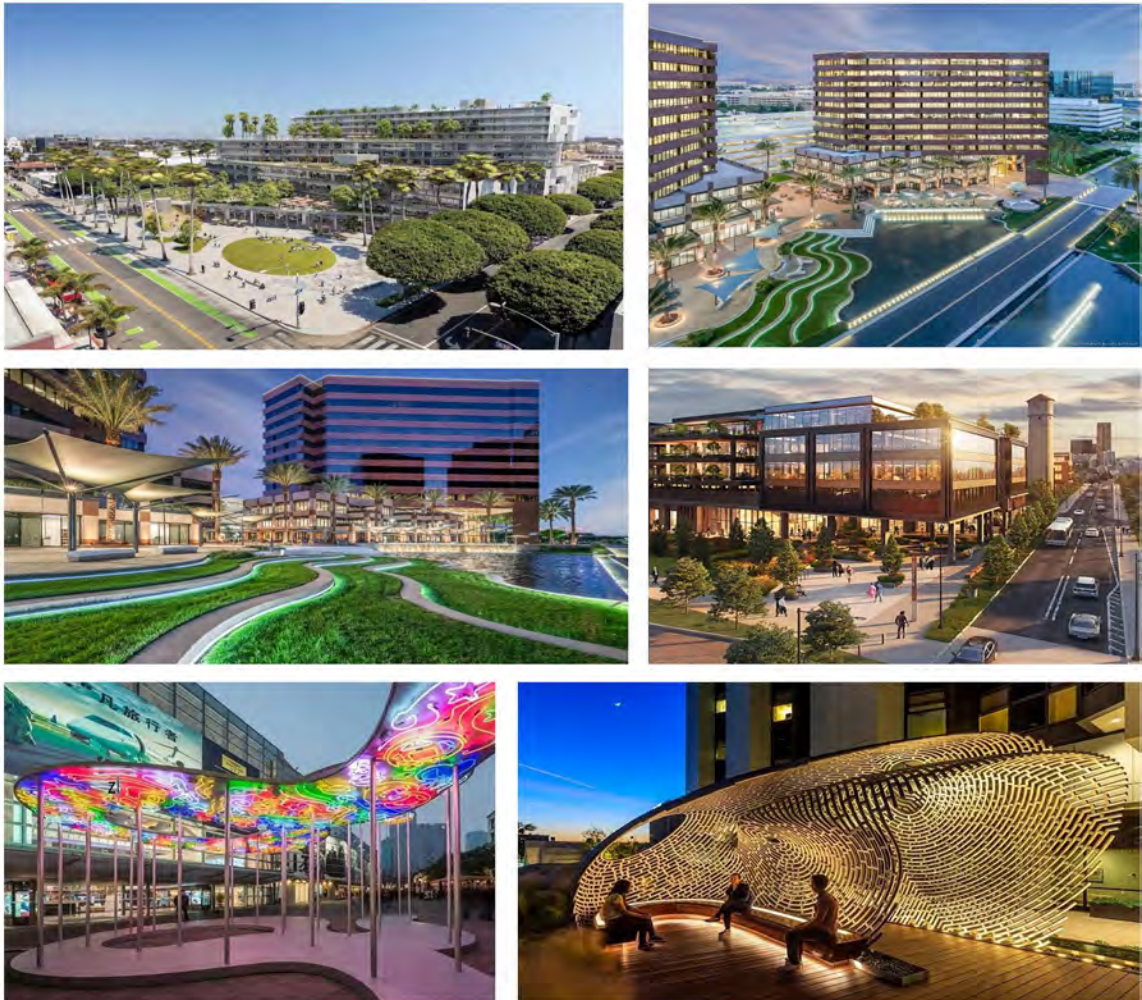


b. Pursuant to Section 47-37B.6.I, Parking Structures. As proposed, there is only one material for the garage screening labeled as "screening panel", which does not meet this section of code. The visual impact of the project compared to existing conditions today needs to be mitigated through exceptional screening solutions. Such solutions should break-up the garage façades with variation in form, material diversification, enhanced corner design, or building illumination. In addition, provide elevations that demonstrate that 50% of the façade is screening per code. See below for examples of screening materials.





- c. Pursuant to ULDR, Section 47-37B.6.L, Sense of Place Elements. As proposed, the project does not appear to contain elements as described in this section of the ULDR. Provide more information and images of proposed sense of place elements for this project. Building illumination should also be considered as a method for complying with this section. Note: there is potential to meet both the garage screening and sense of place requirements together based on design. See images below are examples.



11. Pursuant to Section 47-37B.6.B, staff is unable to determine if the required pocket park space of 42,200 square feet is being met due to the areas indicated as pocket park is not meeting the definition. Generally, parks in similar contexts provide publicly accessible open space with active and passive uses where people can enjoy or socialize in the space as part of the urban fabric. The space should incorporate amenities such as shade, bike racks, benches, , or seating areas which should relate to the adjacent ground floor use(s) to create synergy. Where possible, pocket parks, should be connected to greenway/multi-use trail networks via walkways and/or bike lanes to complete a cohesive linear park system for outdoor recreation, relaxation, and enjoyment. As designed, the proposed pocket park is mostly retention lake and lacks amenities and design features to meet this intent. The pocket park space needs to be redesigned to meet intent. In addition, provide detail sheet with specifics on amenities. Refer to images examples.



12. Pursuant to Section 47-37B.3.D, Development Monitoring and Affordable Housing, requires a 15% set aside with a 30-year restriction to remain affordable. Applicant will be required to construct 63 affordable housing units within the project and provide copies of recorded restrictions prior to issuance of certificate of occupancy.
13. ULDR, Section 47-37B.6.H, Bicycle Parking, bike storage for short term shall be 1/30 units and for long term 1/5 units with such long term storage provided within a safe, enclosed space with direct access to sidewalk or bike lane. In addition, the applicant is requesting a parking reduction and has indicated that the mitigation option for the project is to increase bicycle parking by 25%. Indicate location of such and provided data in the site data on Sheet SP-101.
14. Be advised, proposed development must meet minimum floodplain regulations at time of building permit submittal. It is most advantageous for applicants to determine the impact of floodplain regulations during the DRC process. For example, minimum floor elevations may require stairs, ramps, and other elements that would impact the overall site plan design. In the event these items are not addressed during the DRC process and the inclusion of such are identified during the building permit review, the applicant will need to amend the DRC approved plans.
15. Staff is unclear as to the boundaries of the project site as the survey and site plan do not reflect the same acreage and project limits. In addition, the submitted survey is not current and needs to be updated with references to wetlands removed; current is within the past 6 months.
16. City Commission Resolution No. 25-94 contains conditions that impact the site plan application submittal. Applicant shall address the following conditions and indicate on plan sheets, where applicable:
 1. The plans for the development of the Local Area of Particular Concern ("LAPC") site shall include at least 86,000 square feet of native tree canopy at maturity; and
 2. The proposed tree canopy shall occur within the boundary limits of property folio numbers 494210360030 and 494210360040; and
 3. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase.
 4. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of \$126,500.00 made to the City of Fort Lauderdale for the construction of a greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to build the Greenway Trail, the payment of \$126,500.00 may be used by the City to install tree canopy elsewhere in the City.
 5. The restoration plan for the 1.68 site within the office park shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.
17. Provide a vehicle and truck movement plan that shows movement in and out of the parking garage area, collection of refuse, and overall turning movements for the site.
18. Provide the following changes to the site plan:
 - a. The proposed parking on the south and the portion along the southeast side should be removed as it may create excess vehicular movement from the proposed project as well as the adjacent Marriot Hotel. More information related to this comment can be found in comment #14.
 - b. As currently proposed, the internal courtyard is largely enclosed, resulting in limited natural light, air circulation, and visibility. The courtyard should be partially opened along at least one portion of its perimeter to improve light, ventilation, and visual connection to the surrounding environment. More information related to this comment can be found in comment #14.



- c. The retention lake at the west side contains a retention wall that is too straight/unnatural. To achieve a more natural aesthetic, the wall should be reconfigured with a more organic arrangement. More information related to this comment can be found in comment #14.
 - d. There appears to be proposed improvements outside of the property boundaries. All improvements are to be within the subject property. More information related to this comment can be found in comment #16.
19. Provide the following changes to the site data table:
- a. Adjust the zoning district to Uptown Urban Village – Northeast.
 - b. Adjust parking portion to depict ULDR require and proposed.
 - c. Building height is depicted at 84 feet and 6 inches; however, the roof appears to be activated. Clarify the intentions of the roof.
20. Provide the following changes on elevations:
- a. Corner treatments should extend past the existing roof line to create additional variation in height and to further enhance the corners overall. More information related to this comment can be found in comment #14.
 - b. On sheet AS2.10, overlay the architectural elements and materials to better understand the elements that are considered of high-quality. Note that when calculating the percentage and number of high-quality materials for the first two floors, the windows on the second floor cannot be used.
 - c. Clarify the finished floor requirements per floodplain and FEMA. If the finish floor is raised, then provide location and details for stairs and ramps.
 - d. Provide details on building scoring include the depth and width of the score line.
 - e. Provide proposed colors, architectural materials and elements.
21. Based on the location of the proposed project, the FAA needs to review to determine whether the project is a potential hazard to aviation and in compliance with No. FAR Part 77. To initiate FAA review, access the FAA web page at <https://oeaaa.faa.gov>. FAA approval must be obtained prior to Final-DRC sign-off unless made a condition or otherwise deemed unnecessary by the City Airport Manager or designee.
22. Provide the following project renderings: (1) pedestrian level perspective approaching the project from the access drive, (2) night-time renderings, (3) view from Interstate 95, and (4) pedestrian level from the perimeter walkway trail and as viewed from the existing office buildings. Such renderings should illustrate key aspects of the project and should also reflect the context of the area.
23. 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 designed as part of the building volume screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
- a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such.



24. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
- Location and orientation of all proposed signage;
 - Dimensions of each proposed sign (height, width, depth, etc.);
 - Proposed sign copy; and,
 - Proposed color and materials
25. Provide a mood board and renderings depicting how the pocket park is providing greenery, seating, and other pedestrian friendly elements for use by residents. Incorporate the dog park in the mood board and renderings to determine if the dog park can be counted towards the pocket park requirement. See example image below.



26. To the east of the site, a retention wall abuts an FDOT parcel. Provide a cross-section of the retention wall along the water. Additional landscaping should also be incorporated, as potential future FDOT work may remove existing vegetation and reduce the current buffer. To further enhance this portion of the site, pedestrian-scale lighting should be included in the design.
27. Update the north indicator and all other sheets to reflect only one direction. As proposed, there are two. Adjust the legend accordingly.
28. Provide timeline for construction phasing, if applicable.
29. 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.
30. Ensure the site plan package contains adequate amount of detail drawings and cross sections for: (1) frontages at key points reflecting variations in grade, design, and site elements; (2) the frontage along the internal drive to the south (3) and other building design features as necessary to demonstrate compliance with Uptown regulations.



31. Per the City of Fort Lauderdale's Comprehensive Plan - Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, the City's goal is to encourage public art features in development projects to enhance the nature of our urban spaces. Consider placing smaller art pieces throughout the pocket parks, or other strategic locations to further enhance the overall public realms and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.
32. Be advised, additional comments may be generated based on revised plans.

GENERAL COMMENTS

The following comments are for informational purposes.


1. 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. 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 (Michael Ferrera, mferrera@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
3. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.



UDP-S25038

Legend

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

400
 Feet
 GRAPHIC SCALE

