

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25044



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25044
PROJECT NAME	Residences at Bayview
APPLICATION TYPE	Site Plan Level III Amendment
APPROVAL LEVEL	Planning and Zoning Board, Subject to 30-Day Commission Request for Review
REQUEST	Amendment to Reduce Building Height from 150 Feet to 81 Feet, Increase Residential Units Utilizing Bonus Flex Units from 180 Units to 259 Units Inclusive of 12 Affordable Units, and Increase Commercial Use from 6,590 Square Feet to 8,081 Square Feet
APPLICANT	Sunrise and Bayview Partners, LLC.
AGENT	Nectaria Chakas, Lochrie & Chakas Law, P.A.
PROPERTY ADDRESS	1040 Bayview Drive
ABBREVIATED LEGAL DESCRIPTION	Bay Park Amen 39-47 B
ZONING DISTRICT	Boulevard Business (B-1) District
LAND USE	Commercial
COMMISSION DISTRICT	1 – John Herbst
NEIGHBORHOOD ASSOCIATION	Coral Ridge Association
SUBMITTED	October 23, 2025
COMPLETENESS ISSUED	October 31, 2025
STATE STATUTE 166.033 EXPIRATION	April 29, 2026 (180 Days)
CASE PLANNER	Tyler Laforme, AICP, Urban Planner III

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.



Case Number: UDP-S25044

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. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC
7. Designate Fair Housing Provisions per FBC Accessibility volume.
8. Show that the openings in the exterior walls adjacent to the property lines 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>



Case Number: UDP-S25044

CASE COMMENTS:

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

1. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along Sunrise Boulevard.
2. Provide 10' x 15' (min.) permanent Utility Easement for the first private sanitary sewer manhole located within the proposed development along Bayview Drive (for City Maintenance access); show / label delineation in the plans as appropriate. Currently it is shown as 10'x10' easement.
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. The 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. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.). All plottable encumbrances shall be reflected in the survey.
5. Provide disposition of all the existing City streetlights. Approval from the City Facilities Manager will be required for any relocation/removal. Engineering staff to coordinate.
 - a. Annotate clear path between streetlights and back of sidewalk.
6. Annotate distance between any hydrant to be relocated and edge of pavement.
7. Provide disposition of existing on-site private drainage system (per City Utility Atlas Maps and survey provided) that currently connects from the private property to one of the existing catch basins at east side of Bayview Dr.
8. Trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Ensure sufficient height clearance is provided within the garage for truck access.
9. Water and Sewer Plan:
Label proposed sewer lateral sizes and material on conceptual Water and Sewer Plan.



10. Proposed grading at property line shall not be designed higher than crown of the road elevations. If this represents to much of a design constrain, proposed elevations at property may be approved with a maximum 6" difference from the existing crown of road elevations. Please check proposed elevations at back of sidewalk, front of sidewalk and edge of pavement at Bayview Dr.
11. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (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.
12. 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.
13. Verify that all proposed trees and shrubs inside 25' by 25' sight triangles comply with minimum vertical clearance. Verify that trees with code RR comply.

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.



Case Number: UDP-S25044

CASE COMMENTS:

Please provide a response to the following.

1. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Indicate how the mitigation will be provided on Landscape plans. Verify that mitigation equivalency has been calculated correctly, especially for specimen trees, per the City's amended Tree Preservation Ordinance (ULDR 47-21.15).
2. Provide ISA Certified Arborist report for any specimen size trees (Large species: 18+ " DBH; Medium: 13+ " DBH; Small: 8+ " DBH) as per ULDR 47-21.6.A.2.i. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report shall reference the tree survey or tree disposition sheet with numbered tree, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height for trees, clear trunk height for palms, condition rating as a percentage, and a written assessment of existing tree characteristics explaining how and why the above information was reached. This report may also provide descriptive information on recommendations for prescriptive tree maintenance activities.
3. A minimum amount of open space and landscaping shall be provided as required by ULDR 47-18.21.H.2, Mixed Use Development. Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area. When the minimum twenty percent (20%) VUA landscaping is provided, such landscape area may be used toward fulfilling the minimum requirement. Please illustrate compliance with these requirements in Landscape series drawings.
4. The location and zoning of this property requires adherence to Interdistrict corridor requirements ULDR 47-23.9.A. along E Sunrise Blvd. The first twenty (20) feet of the yard fronting on those subject streets shall be in landscaping, outdoor dining and/or enhanced pedestrian amenities. No parking shall be permitted within the required yard. Please note and illustrate compliance on landscape plans. Any modification to this requirement shall require written request to the Planning and Zoning Board.
5. 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.
6. Please verify that the Site Calculations table on Ground Level Planting Plan, Sheet L-202, reflects current project requirements, and revise where necessary (i.e. street tree requirements for SE 16 COURT are being provided, which is not adjacent to this parcel).
7. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
8. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii



of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans. Please provide as applicable, especially for any proposed Street Tree reduced-width planting areas.

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

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b) Provide Structural Soil Detail and composition.
9. A 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.
10. 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 – Sunrise Blvd.), 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.
11. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles.
12. 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.
13. 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.
14. 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.
15. 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. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
5. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6. A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.

Case Number: UDP-S25044

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 area 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, pool, hallways 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 storefront doors 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.



Case Number: UDP-S25044

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
7. Service Days shall be per the City's residential routing schedule.
8. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
9. Solid waste collection shall be from a private loading dock.
10. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
11. Containers: must comply with 47-19.4
12. 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.
13. 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 13,14,15.
14. Recommend trash chute accommodate recycling.
15. Draw equipment on the plan to show it will fit in trash room.
16. 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.
17. 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.

Case Number: UDP-S25044

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.



Case Number: UDP-S25044

CASE COMMENTS:

1. The southbound left turn lane on Bayview Drive turning into the proposed driveway only has enough storage length to hold 2 vehicles and is insufficient to hold the number of southbound vehicles to enter the site at the proposed ingress driveway. To relieve the vehicular stress on Bayview Drive, widen the proposed driveway on NE 11th Street to accommodate ingress and egress to take advantage of the longer left turn lane on Bayview Dr at NE 11th Street.
2. On the last floor of the parking garage provide a vehicular turn around area that is in conformance with section 47-20.5.C.4 of the city of Fort Lauderdale ULDR *"Dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than twenty-one (21) and a turnaround area is provided which will accommodate a two (2) point turn around by a standard passenger car or where the number of parking spaces in the dead end is ten (10) or less (AASHTO "P" Design Vehicle)."*
3. Additional comments may be provided upon further review.

Case Number: UDP-S25044

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 26, 2026, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City. The applicant has provided a waiver.
- 2) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, 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) The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation with the allocation of flex units and affordable bonus units. This is not a determination on consistency with the overall Comprehensive Plan Goals, Objectives and Policies.
- 4) Provide the following point by point narratives:
 - a. ULDR Sec. 47-23.9, Interdistrict Corridor Requirements. Expand on how the new design of the amenities within the interdistrict corridor area are creating a frontage that ensures an active and superior pedestrian environment. The current plan shows a wall blocking pedestrian access to the restaurant at the corner. Additionally, the frontage along Sunrise Boulevard does not create an active and inviting pedestrian environment. Shift the building streetwall back to accommodate a better experience along that ROW.
 - b. ULDR Sec. 47-24.3, Conditional Use Requirements.
- 5) As proposed, the overall building is more massive and larger in scale than the previously approved site plan based on a more intense development program with less plaza and open space, reduced setback and a larger footprint. The project currently does not meet Section 47-25, Neighborhood Compatibility.

Staff has commented below on specific design aspects that need to be addressed that include reducing impact in the surrounding context, the public realm experience, placement of uses, and exceptional building design and material.

- 6) Provide the following changes on the site plan:
 - a. The building frontage along Sunrise Boulevard is not meeting the setback of 5 feet as the raised terrace is within the setback. A raised terrace is considered a structure and may not be located within 5 feet of the property line at ground level. Shift the building north to accommodate the terrace along Sunrise Boulevard.
 - b. The plaza on the corner does not create an inviting, active or superior pedestrian environment thereby creating a sense of place. The building location should be re-evaluated to provide more ground level space with better pedestrian access into the site with stairs and ramps strategically located thereby creating a more inviting pedestrian environment that integrates with the first floor of the building and with the plaza that is provided on the west side. See image examples below.



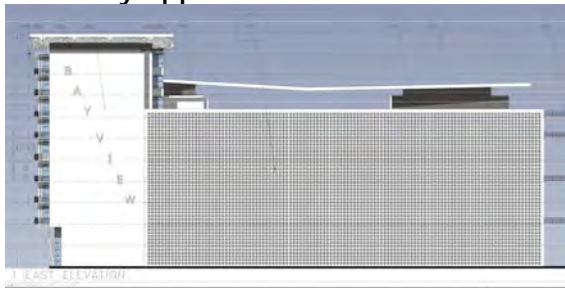
- c. Re-evaluate the proposed ground floor layout to ensure uses are appropriately located in relation to adjacent open spaces, pedestrian amenities, and the surrounding context:
 - i) Clarify how the restaurant and retail uses will access the trash areas.
 - ii) Commercial space should line and activate the public plaza space along Bayview Drive.
 - iii) The access drive along Bayview Drive should be better aligned into the project and should address the by-pass lane given the location of leasing office.
- 7) Provide the following changes on the elevations:
 - a. At the corner of Sunrise Boulevard and Bayview Drive, the building corner should be enhanced vertically with emphasis on the ground level with increased floor to ceiling at a minimum of 30 feet. See image examples below.



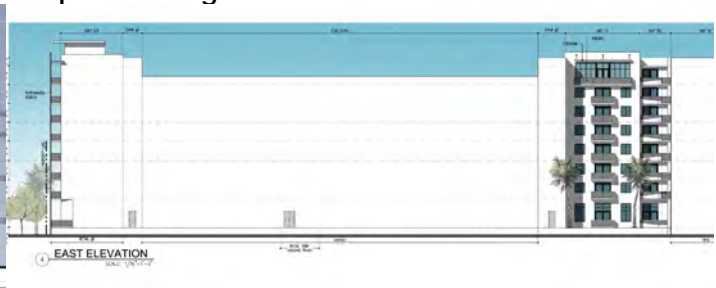


- b. Building elevation facing Sunrise Boulevard requires revisions for a more creative composition with recessed and projecting balconies, horizontal design element(s), and more interesting roofline.
- c. Staff is concerned regarding the proposed floating corner roof banding and the practicality of that design feature remaining during value engineering. Staff recommends a design more aligned with the overall building volume both structurally and visually.
- d. As part of the Planning and Zoning Board approval on the original site plan for neighborhood compatibility and preservation, the garage screening for the parking structure integrated a breezeblock design on the east side that paid homage to the former building located on the site and its Mid-century Modern architectural features. Explain how this project provides that level of compatibility which preserves the character and integrity of the adjacent neighborhood.

Previously Approved:



Proposed Design:



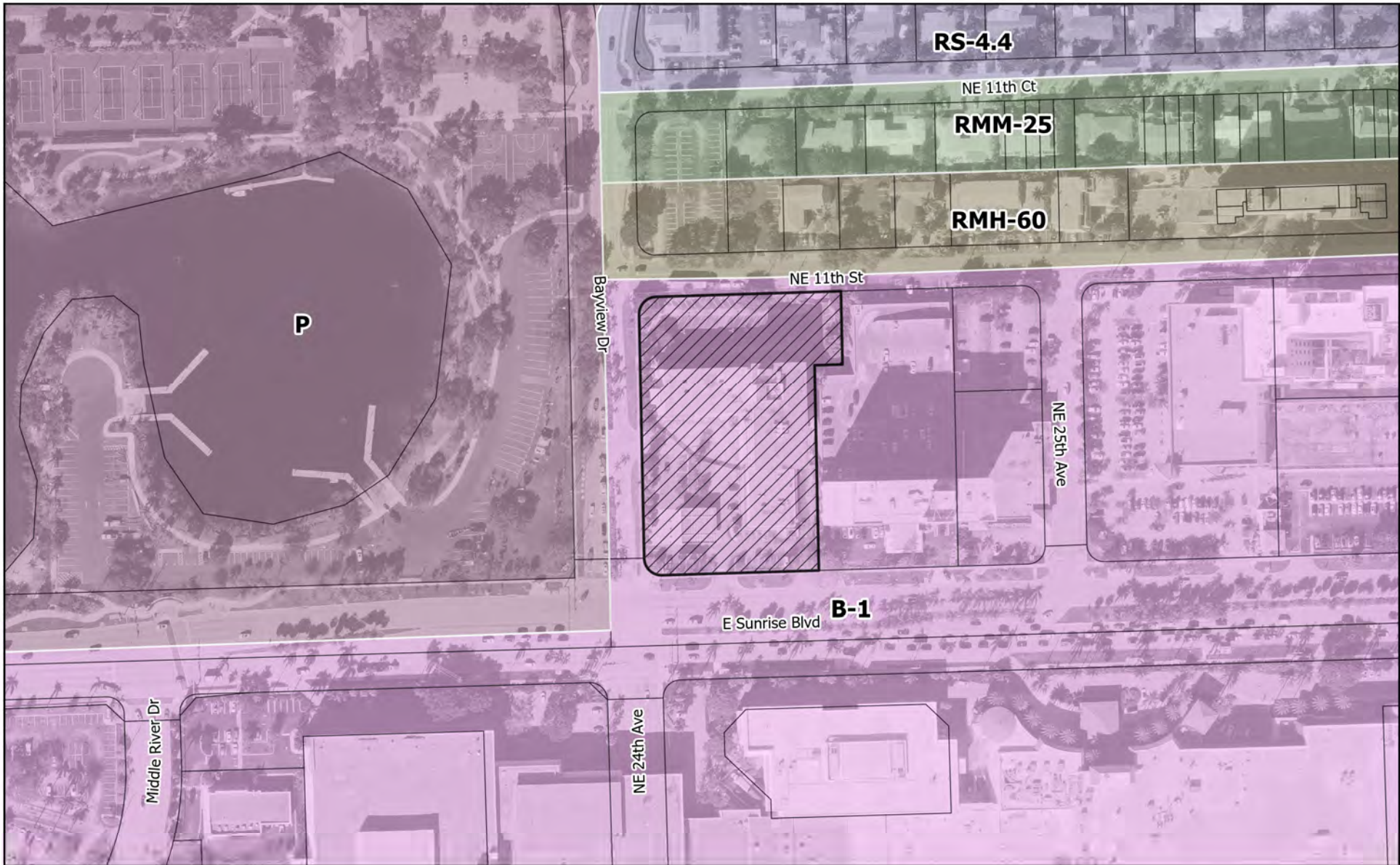
- e. The DRC narrative for Neighborhood Compatibility indicates that residential uses are oriented to the north (NE 11th Street), however most of the immediate compatibility impacts will be at ground level. On the ground level, there is no direct presence of residential uses at the pedestrian realm, with a large presence of circulation and back of house. Where there are residential units on the north side of the building, provide walk up entrances to better integrate into the neighborhood context. The ground floor plan (Sheet A2.0) shows walk up units on 11th Street, however the north elevation (Sheet A3.3) does not show there are any. Ensure plans are consistent. Additional comments may be forthcoming.
- 8) Currently, there are existing overhead powerlines along NE 11th Street, and large Oak shade trees are proposed along that ROW. Please clarify if you will be undergrounding the utility lines, or how you will remedy this tree/powerline conflict.
 - 9) Provide a truck and vehicle movement plan.
 - 10) 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:
 - a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
 - 11) In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZ, Pre-CC and/or Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.

- 12) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 13) This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.
- 14) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

GENERAL COMMENTS:

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

- 15) Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.
- 16) Pursuant to UDLR Section 47-19.2.GG, if a temporary construction staging/sales area is needed for this project which cannot be accommodated on the development site, this approval requires a Site Plan Level I permit, then forwarded to the Property and Right-of-Way committee for review and subject to a 30-day City Commission call-up period.
- 17) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Please schedule an appointment with the Project Planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
- 18) Additional comments may be forthcoming at the DRC meeting.



UDP-S25044

Legend

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

300 Feet

GRAPHIC SCALE

