

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S25045



**CITY OF FORT LAUDERDALE**



**CASE INFORMATION**

<b>CASE</b>	UDP-S25045
<b>PROJECT NAME</b>	811 E Las Olas
<b>APPLICATION TYPE</b>	Site Plan Level III
<b>APPROVAL LEVEL</b>	Planning and Zoning Board
<b>REQUEST</b>	16,167-Square Feet Commercial Use with Associated Parking Reduction Request
<b>APPLICANT</b>	Coombes Properties, Inc.
<b>AGENT</b>	Robert B. Lochrie III, Esq. and Nectaria M. Chakas, Esq. Lochrie & Chakas, P.A.
<b>PROPERTY ADDRESS</b>	811 E. Las Olas Boulevard
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Colee Hammock 1-17B Lot 11 BLK 9
<b>ZONING DISTRICT</b>	Regional Activity Center – East Mixed Use (RAC-EMU) and Boulevard Commercial (B-1)
<b>LAND USE</b>	Downtown Regional Activity Center and Commercial
<b>COMMISSION DISTRICT</b>	4 – Ben Sorensen
<b>NEIGHBORHOOD ASSOCIATION</b>	Beverly Heights Association,
<b>SUBMITTED</b>	October 24, 2025
<b>COMPLETENESS ISSUED</b>	October 31, 2025
<b>STATE STATUTE 166.033 EXPIRATION</b>	May 6, 2026 (180 Days)
<b>CASE PLANNER</b>	Lorraine Tappen, AICP, Principal Urban Planner

**RESUBMITTAL INFORMATION**

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



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**CASE COMMENTS:**

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
3. Provide building construction type designation per Chapter 6 of the 2023 FBC.
4. Specify fire-resistance rating requirements based on building separation and construction type per Tables 601 and 705.5 of the 2023 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
7. Per Section 1011.12 of the FBC, one stairway shall extend to the roof surface in buildings four or more stories above grade plane.
8. Show that the separation distance between interior exit stairways meet the requirements of section 1007 of the FBC.
9. 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](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](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>



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**CASE COMMENTS:**

**Prior to Planning and Zoning Board Meeting sign-off, please provide updated plans and written response to the following review comments:**

1. Prior to issuance of Final Certificate of Occupancy (C.O.), record a permanent 5' permanent Right-of-Way Easement along north side of the adjacent E Las Olas Blvd, to complete half of 70' Right-of-Way section.
  - a. Please be advised that if any conflicts/issues arise (i.e. with proposed 5' Right-of-Way Easement being conveyed over the existing 3' Utility Easement), they will be addressed during legal review of the proposed Right-of-Way Easement by City Attorney's Office staff (i.e. prior to issuance of Final C.O.).
2. Prior to issuance of Final C.O., record a permanent Sidewalk Easement as appropriate along north side of the adjacent E Las Olas Blvd to accommodate portion of pedestrian clear path for public access sidewalk (coordinate minimum required width with UD&P Case Planner and DSD-Traffic staff) located beyond public Right-of-Way and the proposed permanent Right-of-Way 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. ALTA/NSPS Land Title Survey: Provide a PDF copy of all recorded documents (i.e. easements, dedications, agreements, vacations, etc.), including O.R.B. 651, Page 195 and O.R.B. 651, Page 197.
5. Sheet C0 (Site Plan):
  - a. Since 'LOADING ZONE DATA TABLE' labels '1 TYPE I' required, but a '\*\*' is provided (and corresponding NOTE is missing next to asterisk), please reconcile table and update plans as appropriate with required/provided Type I loading zone.
  - b. Regarding existing 'METAL POLE' along the adjacent E Las Olas Blvd westbound sidewalk (i.e. 'PARKING METER BOX TO BE RELOCATED...' callout on Sheet C1/Pavement Marking & Signage Plan), show/label proposed parking meter box relocation.
  - c. Depict full width of existing sidewalks adjacent to proposed development along E Las Olas Blvd, and how proposed sidewalk/pedestrian clear paths will transition with existing sidewalks.
  - d. Please be advised that within the adjacent 10' Alley Right-of-Way, regarding the two callouts for proposed 'WOOD POLE WITH OVERHEAD WIRES TO BE REMOVED...', that coordination of potential impacts with the adjacent property owner(s) ultimately rests with the developer and/or Florida Power & Light (FPL).
6. Conceptual Civil Plans:



- a. Regarding existing 'METAL POLE' along the adjacent E Las Olas Blvd westbound sidewalk (i.e. 'PARKING METER BOX TO BE RELOCATED...' callout on Sheet C1/Pavement Marking & Signage Plan), show/label proposed parking meter box relocation.
- b. Show and label size/material of existing City stormwater pipe (i.e. located within the adjacent E Las Olas Blvd Right-of-Way), as highlighted with red arrow in following image snipped from City's Stormwater GIS Viewer (please email [PLAN@FORTLAUDERDALE.GOV](mailto:PLAN@FORTLAUDERDALE.GOV) to obtain copies of the City utility maps):



- c. Regarding existing 'METAL LIGHT POLE WITH STRANAHAN HOUSE SIGN TO BE RELOCATED...' callout on Sheet C1/Pavement Marking & Signage Plan) along the adjacent E Las Olas Blvd westbound sidewalk:
    - i. Please be advised that prior to issuance of Building Permit, Civil Plans to be revised to reflect coordination with the City Facilities Manager regarding impacts to the existing streetlight along north side of the adjacent E Las Olas Blvd, and the plans shall identify the location of any temporary streetlight required if existing City streetlight will be out of service for more than 15 days, and shall incorporate any additional requirements imposed by the City Facilities Manager.
7. Sheet C2 (Conceptual Paving, Grading & Drainage Plan): Provide calculations for existing and proposed on-site impervious areas that drain to the adjacent 10' Alley Right-of-Way and to the adjacent E Las Olas Blvd Right-of-Way, to demonstrate that the proposed development (i.e. between building and Right-of-Way boundaries) will not convey additional surface runoff into the adjacent existing public storm drain infrastructure or waterways.
8. Sheet C3 (Conceptual Water & Sewer Plan):
  - a. Proposed water meter to be located in the right-of-way within 30 inches off the property line.
  - b. Show/label disposition of existing services (i.e. water services and sewer laterals).
9. Sheet L-210 (Landscape Plan):



- a. Show and label all existing and proposed utilities (utility type, material and size) on 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. 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.
  - b. Show/label proposed on-site stormwater infrastructure (i.e. drainage well, catch basin, connecting pipes) in same location as depicted on Civil Plans, to help identify potential conflicts with proposed landscaping.
  - c. Show/label proposed water service connections (including fire service) and sewer service connections as depicted on Civil Plans, to help identify potential conflicts with proposed landscaping.
  - d. Dimension proposed trees to be installed a minimum 4 feet (clear horizontal offset) beyond curbs when adjacent to travel lanes along the adjacent E Las Olas Blvd.
  - e. Regarding existing 'METAL POLE' along the adjacent E Las Olas Blvd westbound sidewalk (i.e. 'PARKING METER BOX TO BE RELOCATED...' callout on Sheet C1/Pavement Marking & Signage Plan), show/label proposed parking meter box relocation.
  - f. Proposed paved areas depicted along the adjacent 10' Alley Right-of-Way (i.e. adjacent to 'FPL' concrete pad) appear to be consistent with 'Landscape Site Plan', but are not consistent with 'Type "D" CURB', "6.0' RAMP", etc. areas depicted on Sheet C0/Site Plan, Sheet A2.1/Level 1 Retail, and Civil Plans; please reconcile and update plans as appropriate.
  - g. Show/label all existing and proposed utilities located within the frontages to City Right-of-Way (i.e. E Las Olas Blvd and 10' Alley) as depicted on Civil Plans, to help identify potential conflicts with proposed landscaping.
    - i. Dimension offset between proposed trees and existing City utility infrastructure.
  - h. Please be advised that proposed trees located within the existing "3' Utility Easement, O.R.B. 651, Page 195 and O.R.B. 651, Page 197" along the adjacent E Las Olas Blvd Right-of-Way (as depicted on Civil Plans), may require 'No Objection' letter(s) from the City's Public Works Department and/or franchise utility owner(s) that have the right to use the utility easement.
10. 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.
11. Regarding the required/provided Type I loading zone (i.e. per the 'LOADING ZONE DATA TABLE' depicted on Sheet C0/Site Plan): 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.
12. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in



plans as appropriate, including dimension pavement restoration limits within the adjacent 10' Alley Right-of-Way.

13. Please be advised that proposed pedestrian lighting along the adjacent City Right-of-Way requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the City. Please contact the UD&P Case Planner for pedestrian lighting details to match the area.
14. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.
15. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way, and any loaded Jib Crane radius shall not extend beyond private property boundaries. Any City Right-of-Way closure over 72 hours requires a Revocable License Agreement, processed by Property Right-Of-Way Committee (DRC) and approved by the City's Commission, prior to Right-of-Way permit issuance by the Development Services Development for Maintenance of Traffic.
16. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
17. Additional comments may be forthcoming at the DRC meeting and once additional/revised information is provided on plans.

**ADVISORY COMMENT:**

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



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**CASE COMMENTS:**

Please provide a response to the following:

1. Please include the terrace for measuring 1/3 the diagonal per FFPC 7.5.1.3.3 for stairwell separation.

**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 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. Within the Downtown RAC district and as per Chapter 4 of the Downtown Master Plan Design Guidelines newly planted shade tree street trees are suggested to be a minimum of 20-22 feet tall; 10-12 feet spread with 7 feet canopy clearance and provided on 30 feet centers within the curb. When overhead utilities exist, required street trees may be small maturing trees provided on 20 feet centers. Small maturing trees require a minimum 6 feet canopy clearance and a canopy (60%) to trunk (40%) minimum ratio.
2. The critical root zone (CRZ) of trees proposed to remain shall be protected pursuant to ULDR 47-21.15.A.3. Protection barricades are required to the drip line or having a minimum radius of one (1) foot for every one (1) inch in trunk DBH, whichever is greater. This includes the CRZ for trees which are required to remain on adjacent properties which may extend into the subject property. Please illustrate and revise where in conflict.
3. 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, plumbing 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.
4. 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.
5. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plans that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
6. 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?nodeld=UNLADERE\\_CH47UNLADERE\\_ARTIIIDERE\\_S47-21LATRPRRE](https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeld=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE).
2. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.



3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
5. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities shall be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.
6. 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:**

Comments will be forthcoming.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. Service Days shall be per the City's residential routing schedule.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Solid waste collection shall be from a private loading dock.
9. 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. 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.
12. 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.
13. 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](mailto: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. The proposed development is providing 0 parking spaces on site and requires a minimum of 137 parking spaces per section 47-20.2 of the city of Fort Lauderdale ULDR. The submitted parking analysis suggests a reduction of 15 parking spaces resulting in an on-site parking demand of 122 parking spaces. Many of the facilities analyzed in the parking study are private parking lots not owned by the city of Fort Lauderdale, offsite parking agreements with those parking lots shall be required.
2. The proposed development is required to have one Type 1 loading zone per section 47-20.2 of the city of Fort Lauderdale ULDR, provided this loading zone on site, the public right of way cannot be used to meet this minimum requirement.
3. SE 2<sup>nd</sup> Ct requires a 5 foot right of way dedication, per city of Fort Lauderdale subdivision regulations.
4. Provide a minimum of 7 feet wide sidewalk on **E Las Olas Blvd**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width. The back of sidewalk shall be placed on the right of way/easement line. Sidewalk shall continue through the proposed driveways.
5. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
6. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
7. Additional comments may be provided upon further review.

**GENERAL COMMENTS:**

Please address comments below where applicable.

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

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**CASE COMMENTS:**

Please provide a response to the following:

1. 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 **May 6, 2026**, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes, or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
2. The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate fee is required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
3. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
    - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
  - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the case file. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
4. The site is designated Downtown Regional Activity Center and Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies. Reach out to neighborhood.
5. Pursuant to Unified Land Development Code (ULDR), section 47-35, Definition, development site is defined as *"a lot or parcel of land or combination of lots or parcels of land proposed for development. If a development site has more than one (1) parcel or lot with different owners, all property owners will be required to sign the application for development permit, and shall be required to execute and record in the public records a declaration on a form provided by the department, stating that the parcels have been developed as a single unit for purposes of meeting the ULDR. The declaration shall include a legal description of each parcel and shall state that no parcel may be developed separate from the other parcel unless each parcel standing alone meets the requirements of the ULDR."* Be advised, Final DRC cannot be issued



until the applicant has executed and recorded a declaration as stated above and a copy of the recorded document has been provided to the City.

6. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695. 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](#)
7. Pursuant to ULDR, Section 47-20.3.A.8, Parking reduction and exemption, applicant shall execute a parking reduction order indicating the number of parking spaces required and provided, a legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant. Case planner will provide more information at the time of Final DRC.
8. When the required off-street parking to be provided on a site at a location different from the site which will be served by the parking as provided in Section 47-20.4.B, the owner of the off-site parcel of land and the owner of the land intended to be served by such off-site parking if different than the owner of the parcel to be used for parking) shall enter into an agreement with the City.
9. The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

#### **Principles of Street Design**

- a. S5. Maximize trees. Add additional tree in front of lobby.

#### **Building Design Standards**

- a. Q1. Skyline Drama. Create expressive roof top by applying a cornice and undulation in the mechanical screening.
- b. Q7. Creative façade composition. Use creative design techniques to blend mechanical screening into overall design.

#### **Storefronts**

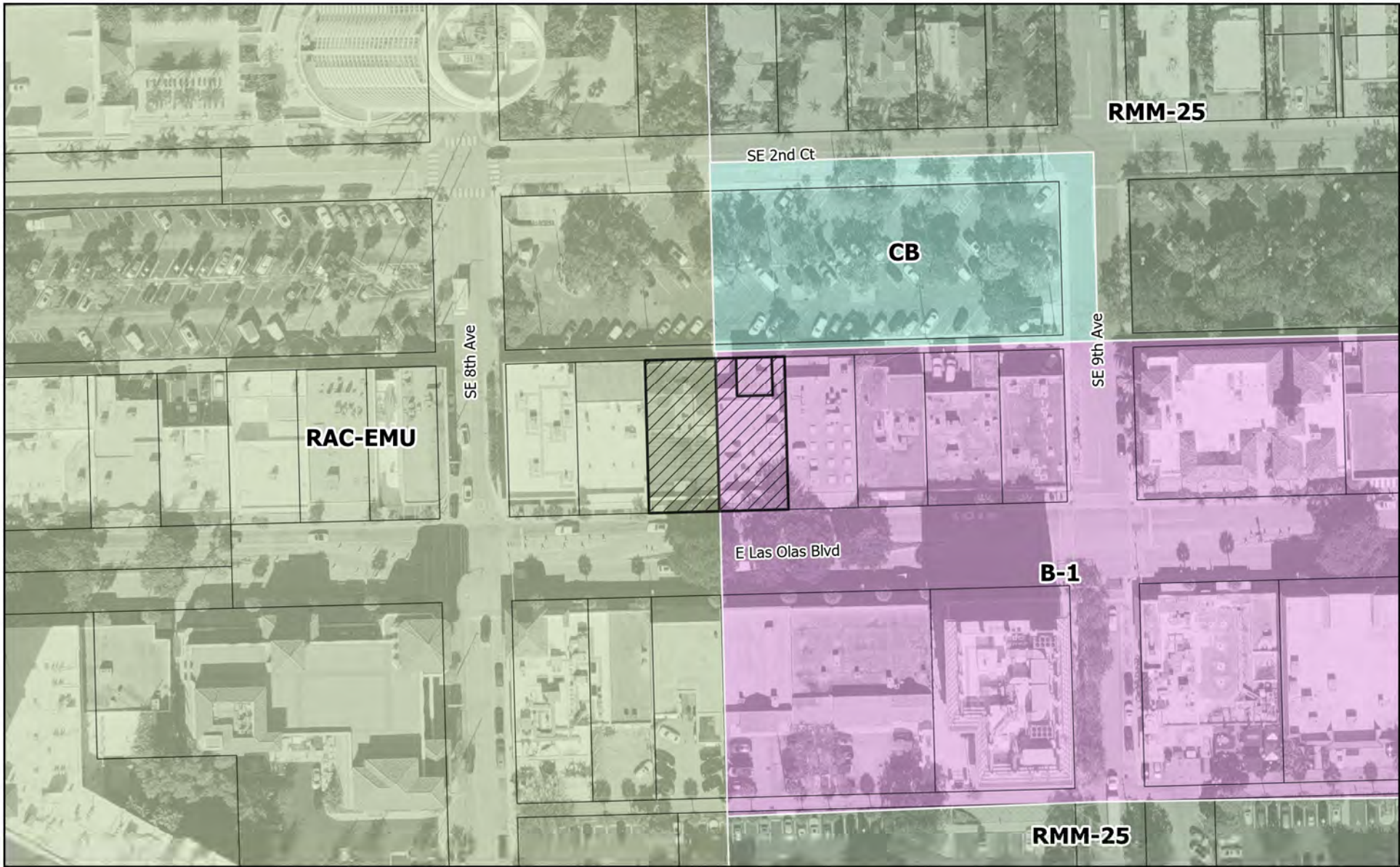
- a. SF6. Pedestrian shading devices. Consider adding eyebrows that can provide pedestrian shading.
10. Clarify the following:
    - a. If property boundary on Sheet SP-101 is correct.
    - b. Will paseo adjacent to El Camino remain?
  11. Include the following verification statement on all provided renderings: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures.
  12. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail with dimensions.
  13. 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.



**GENERAL COMMENTS:**

The following comments are for informational purposes.

14. 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.
15. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Lorraine Tappen, [LTappen@fortlauderdale.gov](mailto:LTappen@fortlauderdale.gov)) to review project revisions and/or to obtain a signature routing stamp.
16. Additional comments may be forthcoming at the DRC meeting or after comment responses are received.



UDP-S25045

**Legend**

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

200 Feet

GRAPHIC SCALE

