

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25041



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25041
PROJECT NAME	Sistrunk View
APPLICATION TYPE	Site Plan Level III
APPROVAL LEVEL	Planning and Zoning Board, Subject to 30-Day Commission Request for Review
REQUEST	Conditional Use for a Mixed-Use Development with 100 Affordable Housing Units and 5,500 Square Feet of Commercial Use with an Associated Parking Reduction
APPLICANT	Fort Lauderdale Community Redevelopment Agency
AGENT	Greg Brewton, GBA
PROPERTY ADDRESS	790 NW 6 Street
ABBREVIATED LEGAL DESCRIPTION	North Lauderdale 1-48 D Lots 3,6-8, and 45-51 Blk 15
ZONING DISTRICT	Northwest Regional Activity Center – Mixed Use West (NWRAC-MUw) and Residential Multifamily Mid Rise/Medium High Density (RMM-25) District
LAND USE	Northwest Regional Activity Center (NWRAC)
COMMISSION DISTRICT	3 – Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION	Historical Dorsey-Riverbend Civic Association, Inc.
SUBMITTED	October 9, 2025
COMPLETENESS ISSUED	November 14, 2025
STATE STATUTE 166.033 EXPIRATION	May 13, 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.



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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. 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 except behind his or her own vehicle.
10. 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>



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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 5' permanent Right-of-Way Easement (or fee simple Right-of-Way dedication) along east side of adjacent NW 8 Avenue, to complete half of 50' Right-of-Way section. Show/label delineation in the plans prior to Final DRC sign-off.
2. Prior to issuance of Final C.O., record a 5' permanent Right-of-Way Easement (or fee simple Right-of-Way dedication) along west side of adjacent NW 7 Terrace, to complete half of 50' Right-of-Way section. Show/label delineation in the plans prior to Final DRC sign-off.
3. Prior to issuance of Final C.O., record a permanent Sidewalk Easement as appropriate along south side of adjacent NW 6 Street/Sistrunk Boulevard to accommodate portion of pedestrian clear path (please coordinate required width with UD&P Case Planner and DSD-Traffic staff) located beyond existing Right-of-Way (per City's Northwest RAC guidelines as appropriate). Show/label delineation in the plans prior to Final DRC sign-off.
4. Prior to issuance of Final C.O., record a 10' x 15' (min.) permanent Water Easement for 4 Inch water meter located within the proposed development (for City Maintenance access) and beyond any proposed Right-of-Way Easement (or fee simple Right-of-Way dedication). Show/label delineation in the plans prior to Final DRC sign-off.
5. 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>
6. ALTA/NSPS Land Title Survey:
 - a. Provide a PDF copy of all recorded documents (i.e. easements, dedications, agreements, vacations, etc.).
 - b. Ensure that property boundaries shown/labeled are consistent with current Plat.
 - c. Provide spot elevations at property corners and along property lines (50' max. interval spacing).
7. Discuss status of existing encumbrance labeled "VACATED 15' ALLEY O.R.B. 15316, PAGE 195 RETAINED AS EASEMENT" (i.e. previously approved to be vacated by the City Commission on 03/15/1988 per Ordinance No. C-88-17) shown on ALTA / NSPS Land Title Survey, that runs north-south through middle of proposed development.



- a. Please be advised that vacation of any platted Utility Easement would require a separate DRC submittal, DRC staff support, and City Commission approval prior to Final DRC Sign-off.
 - b. Since limits of proposed 15' Utility Easement partial vacation should include the portion within adjacent private property (i.e. Parcel Address: 545 NW 7 TER; Parcel Id: #504203011620; Owner: BI-ADS INC & WESTSIDE GAZETTE; Legal: NORTH LAUDERDALE 1-48 D LOT 4,5 BLK 15 TOGETHER WITH E1/2 OF PT OF VAC'D ALLEY LYING W OF & ADJ TO LOTS 4 & 5 AS PER OR 15316/195, BLK 15), please coordinate with that property owner as appropriate.
 - c. Please be advised that any vacating ordinance shall be in full force and effect prior to building permit approval.
8. 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.
9. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
- a. Depict existing sidewalk adjacent to the proposed development along NW 8 Avenue and NW 7 Terrace and how proposed sidewalk/pedestrian path will transition into existing sidewalk (i.e. near south property boundary).
10. Sheets A1.00 (Site Plan), and A1.02 (2nd Floor Plan) thru A1.07 (Roof Plan) – 7 Sheets Total:
- a. Revise proposed building structure layout such that balcony, terrace, etc. overhangs do NOT encroach within existing City Right-of-Way, especially along south side of the adjacent NW 6 Street/Sistrunk Boulevard.
 - b. Show/label 25' sight triangles located near northwest and northeast corners of proposed development (i.e. same as depicted on Sheet A1.01/Ground Floor Plan, but shifted 5' to avoid conflict with proposed 5' Right-of-Way Easements or fee simple Right-of-Way dedications), and revise proposed building structure layout such that it does NOT encroach within these 25' sight triangles.
 - c. Show/label proposed 5' Right-of-Way Easement (or fee simple Right-of-Way dedication) along east side of adjacent NW 8 Avenue and west side of adjacent NW 7 Terrace, and revise proposed building structure layout such that balcony, terrace, etc. overhangs do NOT encroach within proposed Right-of-Way Easements (or fee simple Right-of-Way dedications).
11. Sheets A1.01 (Ground Floor Plan) & L-1 (Landscape Plan – Ground Floor):
- a. Show/label proposed 5' Right-of-Way Easement (or fee simple Right-of-Way dedication) along east side of adjacent NW 8 Avenue and west side of adjacent NW 7 Terrace.
 - b. Revise 25' sight triangles located near northwest and northeast corners of proposed development, such that they are measured from back of proposed 5' Right-of-Way Easement (or fee simple Right-of-Way dedication) boundaries along east side of adjacent NW 8 Avenue and west side of adjacent NW 7 Terrace.
 - c. In the interest of safety, please consider providing and labeling FDOT sight triangle (per the most current FDOT Design Standards) for the NW 8 Avenue northbound traffic approach to the stop-controlled intersection with NW 6 Street/Sistrunk Boulevard (i.e. looking east).
 - d. In the interest of safety, please consider providing and labeling FDOT sight triangle (per the most current FDOT Design Standards) for the NW 7 Terrace northbound traffic approach to the stop-controlled intersection with NW 6 Street/Sistrunk Boulevard (i.e. looking west).
 - e. Continue concrete sidewalk (i.e. proposed 7'-6" width) across NW 8 Avenue and NW 7 Terrace driveway access connection points.



- f. Revise configuration of proposed driveway connections to NW 8 Avenue and NW 7 Terrace to be consistent with Civil Plans, especially curved driveway edges that are tangent to NW 7 Terrace southbound pavement edge (instead of NW 7 Avenue Right-of-Way boundary).
- g. Regarding 'EX. POWER POLE AND GUY ANCHOR TO BE RELOCATED' callout depicted on Sheet DM-1/Demolition Plan (near southeast corner or proposed development, within adjacent NW 7 Terrace Right-of-Way), show/label new location of proposed pole/guy anchor.

12. Sheet A1.01 (Ground Floor Plan):

- a. Regarding proposed '10'-6" SIDEWALK' shown/dimensioned along south side of the adjacent NW 6 Street/Sistrunk Boulevard (per City's Northwest RAC guidelines), please coordinate with UD&P Case Planner and DSD-Traffic staff if proposed tree planters (i.e. labeled as 'TREE PLANTER, SEE LANDSCAPING') are allowed to encroach within the pedestrian clear path for public access sidewalk.
- b. Development property frontage to NW 7 Terrace (i.e. south of 135' x 50' private property depicted with 'EXISTING ONE STORY BUILDING'), revise location and width of proposed public access sidewalk to be consistent with the area north of 'EXISTING ONE STORY BUILDING' property (i.e. 7'-6" width, with 5' width portion located beyond existing City Right-of-Way boundary, per City's Northwest RAC guidelines).
- c. Along north building face, recess the 'STAIR #3' exterior door to avoid swinging into the existing Right-of-Way, proposed Sidewalk Easement (along the adjacent NW 6 Street/Sistrunk Boulevard), and the public pedestrian access sidewalk.
- d. Along west building face, recess the 'STAIR #2' exterior door to avoid swinging into the proposed Right-of-Way Easement or fee simple Right-of-Way dedication (along the adjacent NW 8 Avenue) and the public pedestrian access sidewalk.
- e. Please coordinate with DSD-Traffic staff:
 - i. Show/label minimum vehicle stacking requirements for this development project (per ULDR Section 47-20.5.C.6), and relative to proposed 'TILT UP GATE'.
 - ii. If 10' driveway sight triangles (i.e. each labeled 'VIZ TRIANGLE') should be revised, such that they are measured from back edge of proposed "'7'-6" SIDEWALK".
- f. Regarding "LOADING AREA 10' x 25'" depicted:
 - i. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development.
 - ii. Please be advised that turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
- g. Regarding 'TRASH ROOM' depicted:
 - i. Show truck turning template circulation entering and exiting the site as appropriate to provide trash service.
 - ii. Ensure sufficient height clearance is provided within the garage for truck access.

13. Sheets A1.02 (2nd Floor Plan) thru A1.05 (5th Floor Plan) – 4 Sheets Total:

- a. Since wall stub encroaches within 24' (min.) drive aisle width required adjacent to 90-degree angle parking stalls (per ULDR Section 47-20.11.A), revise plans to mitigate the encroachment that is across from parking stall #'s 2-02, 3-02, 4-02 & 5-02.
- b. Please confirm with Zoning staff if portion of ADA parking stall #'s 2-1, 3-15, 4-15 & 5-15 are allowed to be adjacent to '5% RAMP' drive aisle; if not, update plans as appropriate.

14. Sheet A1.05 (5th Floor Plan):

- a. Please confirm with UD&P Case Planner if this proposed development is considered 'multi-family' (i.e. since it includes a 'RETAIL AREA' per Sheet A1.01/Ground Floor Plan); if not, revise plan to provide 20' (min.) width for two-way travel (per ULDR Section 47-20.5.C.3.a) near parking stall #5-22.



15. Sheets A2.00 & A2.01 (Elevations) and Sheets A2.04 & A2.05 (Color Elevations):
 - a. Show/label boundaries for adjacent existing public Right-of-Way (i.e. NW 8 Avenue, NW 6 Street/Sistrunk Boulevard, and NW 7 Terrace).
 - b. Show/label boundaries for proposed Right-of-Way Easements (or fee simple Right-of-Way dedications), Sidewalk Easement, FPL Utility Easements (if applicable), and horizontal building clearances as appropriate.
 - c. Dimension/callout widths for proposed Sidewalk Easements and Right-of-Way Easements (or fee simple Right-of-Way dedications) along adjacent public Right-of-Way (i.e. NW 8 Avenue, NW 6 Street/Sistrunk Boulevard, and NW 7 Terrace), which should be consistent with corresponding plan view dimensions/callouts.
 - d. Please consider graphically depicting the existing FPL transmission poles/crossarms located along north property boundary (i.e. adjacent NW 6 Street/Sistrunk Boulevard) and east property boundary (i.e. adjacent NW 7 Terrace), and dimension horizontal clearances to proposed building structure (including balcony, terrace, etc. overhangs).
 - e. Please consider labeling for reference (on each Building Elevation) the equivalent NAVD elevation for one of the floor elevations (such as 'GROUND FLOOR PLAN').
16. Sheet A3.01 (Street Sections):
 - a. Detail 1/SISTRUNK BLVD STREET SECTION – Show/label proposed Sidewalk Easement as appropriate along south side of adjacent NW 6 Street/Sistrunk Boulevard to accommodate portion of pedestrian clear path (please coordinate required width with UD&P Case Planner and DSD-Traffic staff) located beyond existing Right-of-Way (per City's Northwest RAC guidelines).
 - b. Detail 1/SISTRUNK BLVD STREET SECTION – Revise proposed building structure layout such that balcony, terrace, etc. overhangs do NOT encroach within existing City Right-of-Way, along south side of adjacent NW 6 Street/Sistrunk Boulevard.
 - c. Detail 1/SISTRUNK BLVD STREET SECTION – Regarding proposed '6'-6" SIDEWALK' shown/dimensioned along south side of adjacent NW 6 Street/Sistrunk Boulevard, please coordinate with UD&P Case Planner and DSD-Traffic staff if pedestrian clear path for public access sidewalk should instead have 10'-6" width (per City's Northwest RAC guidelines).
 - d. Detail 2/NW 8TH AVENUE STREET SECTION & Detail 3/NW 7TH TERRACE STREET SECTION – Show/label proposed 5' Right-of-Way Easement (or fee simple Right-of-Way dedication) along east side of adjacent NW 8 Avenue and west side of adjacent NW 7 Terrace.
 - e. Detail 2/NW 8TH AVENUE STREET SECTION & Detail 3/NW 7TH TERRACE STREET SECTION – Revise proposed building structure layout such that balcony, terrace, etc. overhangs do NOT encroach within proposed Right-of-Way Easements (or fee simple Right-of-Way dedications).
 - f. Detail 2/NW 8TH AVENUE STREET SECTION & Detail 3/NW 7TH TERRACE STREET SECTION – Between existing travel lanes and proposed '7'-6" SIDEWALK', delete proposed curb and show roadside swale instead.
17. Existing public access sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record (EOR) to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.
18. Conceptual Civil Plans:
 - a. Location of proposed public access sidewalks along the adjacent NW 8 Avenue and NW 7 Terrace are NOT consistent with Sheet A1.01/Ground Floor Plan and Sheet L-1/Landscape Plan – Ground Floor (i.e. per City's Northwest RAC guidelines); please reconcile and update plans as appropriate.



- b. Continue concrete sidewalk (i.e. proposed 7'-6" width) across NW 8 Avenue and NW 7 Terrace driveway access connection points.
- c. Regarding 'EX. POWER POLE AND GUY ANCHOR TO BE RELOCATED' callout depicted on Sheet DM-1/Demolition Plan (near southeast corner or proposed development, within adjacent NW 7 Terrace Right-of-Way), show/label new location of proposed pole/guy anchor.

19. Sheet DM-1 (Demolition Plan):

- a. Since 'LIMITS OF EX. CONC. SIDEWALK...TO BE REMOVED' callouts within the adjacent City Right-of-Way (i.e. NW 8 Avenue and NW 7 Terrace) are NOT consistent with Sheet A1.01/Ground Floor Plan, please reconcile and update plans as appropriate.
- b. Label disposition of existing features (as depicted on ALTA/NSPS Land Title Survey) located within City Right-of-Way, adjacent to the development project:
 - i. "5' CONCRETE WALK", 'BRICK PAVERS', and "2' CONCRETE CURB & GUTTER" located within the adjacent NW 6 Street/Sistrunk Boulevard Right-of-Way.
- c. Label disposition of existing utilities (as depicted on ALTA/NSPS Land Title Survey) located within or near City Right-of-Way, adjacent to the development project:
 - i. 'WOOD POWER POLE' and 'WATER METER' located near southwest corner of development project (i.e. adjacent to NW 8 Avenue Right-of-Way).
 - ii. 'CONCRETE LIGHT POLE', 'CONCRETE POWER POLE', 'FIRE HYDRANT', 'CATCH BASIN's, and 'SIGN's located within the adjacent NW 6 Street/Sistrunk Boulevard Right-of-Way.
 - iii. 'WOOD POWER POLE', 'GUY ANCHOR', HANDHOLE, and 'WATER METER' located within the adjacent NW 7 Terrace Right-of-Way.

20. Sheet PD-1 (Paving & Drainage Plan):

- a. Delete proposed 'TYPE "D" CURB' along adjacent NW 8 Avenue northbound travel lane edge and along adjacent NW 7 Terrace southbound travel lane edge, which would impede conveyance of street drainage into adjacent roadside swales (and maintain historic drainage pattern).
- b. Delete proposed 'TYPE "D" CURB' at outer edges of proposed driveway access connections to NW 8 Avenue and NW 7 Terrace (i.e. for portions located within existing City Right-of-Way), that would impede drainage conveyance to adjacent roadside swales.
- c. In the interest of safety, please consider providing and labeling FDOT sight triangle (per the most current FDOT Design Standards) for the NW 8 Avenue northbound traffic approach to the stop-controlled intersection with NW 6 Street/Sistrunk Boulevard (i.e. looking east).
- d. In the interest of safety, please consider providing and labeling FDOT sight triangle (per the most current FDOT Design Standards) for the NW 7 Terrace northbound traffic approach to the stop-controlled intersection with NW 6 Street/Sistrunk Boulevard (i.e. looking west).
- e. Regarding proposed driveway access connection to NW 8 Avenue, near southwest corner of proposed development, revise such that it does NOT encroach into the NW 8 Avenue Right-of-Way frontage to the adjacent private property (to the south).
- f. Regarding proposed driveway access connection to NW 7 Terrace, near southeast corner of proposed development, revise such that it does NOT encroach into the NW 7 Terrace Right-of-Way frontage to the adjacent private property (to the north).
- g. Height and width of proposed exfiltration trenches are NOT consistent with 'SURFACE WATER MANAGEMENT CALCULATIONS'; please reconcile and update as appropriate.
- h. RIM Elevations (i.e. labeled as 'R.E.') of proposed 'CATCH BASIN' structures are NOT consistent with 'Min. Pavement Elev.' listed in 'SURFACE WATER MANAGEMENT CALCULATIONS'; please reconcile and update as appropriate.
- i. Provide at least a clean out structure at each end of exfiltration trench located within the proposed development.



- j. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Label existing City storm manholes/inlets.
- k. Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate that the proposed improvements will not negatively impact the City's existing drainage system and provide recommendations in compliance with the City's Comprehensive Plan (i.e. meets water quality, and the 10-year/1-day storm event drainage criteria).
- l. Additional coordination maybe required for projects located within Historical Dorsey-Riverbend neighborhood which is part of a City Drainage Master Plan.

21. Sheet PD-2 (Cross Sections & Details):

- a. SECTION A-A thru SECTION C-C – Clarify which portions of existing 'DRIVE LANE' asphalt pavement sections, "TYPE 'F' CURB", and 'CONCRETE SIDEWALK' as depicted, are proposed to be reconstructed (as suggested by the 'SEE DETAIL' references); please revise plan as appropriate to more accurately convey the conceptual design intent.
- b. SECTION A-A (N.W. 6TH STREET) – Revise 'EXISTING 55' R/W' callout, since existing Right-of-Way width is 70' for the adjacent NW 6 Street/Sistrunk Boulevard.
- c. SECTION A-A (N.W. 6TH STREET) – Show/label proposed Sidewalk Easement as appropriate along south side of adjacent NW 6 Street/Sistrunk Boulevard to accommodate portion of pedestrian clear path (please coordinate required width with UD&P Case Planner and DSD-Traffic staff) located beyond existing Right-of-Way (per City's Northwest RAC guidelines).
- d. SECTION B-B (N.W. 8TH AVENUE) – Show/label proposed 5' Right-of-Way Easement (or fee simple Right-of-Way dedication), proposed 7'-6" width public access sidewalk (as depicted on Sheet A3.01/Street Sections – Detail 2), delete proposed 'TYPE "D" CURB', and show/label proposed roadside swale (i.e. between travel lane and sidewalk) per City Detail D4.2R.
- e. SECTION C-C (N.W. 7TH TERRACE) – Show/label proposed 5' Right-of-Way Easement (or fee simple Right-of-Way dedication), proposed 7'-6" width public access sidewalk (as depicted on Sheet A3.01/Street Sections – Detail 3), delete proposed 'TYPE "D" CURB', and show/label proposed roadside swale (i.e. between travel lane and sidewalk) per City Detail D4.2R.
- f. Provide typical section for each driveway access connection (i.e. with swale, per City Detail C1.3R) to adjacent NW 8 Avenue and NW 7 Terrace.

22. Sheet SPM-1 (Signage & Pavement Markings Plan):

- a. Revise location of proposed stop bar and stop sign for driveway westbound traffic approach to NW 8 Avenue, such that it does NOT conflict with proposed 7'-6" width public access sidewalk along the adjacent NW 8 Avenue.
- b. Revise location of proposed stop bar and stop sign for driveway eastbound traffic approach to NW 7 Terrace, such that it does NOT conflict with proposed 7'-6" width public access sidewalk along the adjacent NW 7 Terrace.
- c. Revise "8.5' (TYP)" parking stall dimension, which shall be 8'-8" (min.) width per ULDR Section 47-20.11.A, and to be consistent with layout depicted on Sheet A1.01/Ground Floor Plan.
- d. Regarding 'PROP. TYPE 'F' CURB & GUTTER (TYP.)' callout, show/label limits of proposed improvements on Sheet PD-1/Paving & Drainage Plan.

23. Surface Water Management Calculations:

- a. For the 25-Yr/3-Day storm event, please demonstrate that the Post-condition maximum stage/storage elevation is equal to or less than the Pre-condition.
- b. Confirm that 1.50 NAVD Water Table elevation is consistent with latest Broward County 'Future Conditions Average Wet Season Groundwater Elevation'.



24. 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.
25. Sheet WS-1 (Water and Sewer Plan):
 - a. Revise 'PROP. 4" WATER METER' location such that it does NOT encroach within proposed pedestrian clear path for public access sidewalk along the adjacent NW 6 Street/Sistrunk Boulevard (i.e. 10'-6" width as depicted on Sheet A1.01/Ground Floor Plan), and/or conflicts with pedestrian access to exterior stairs depicted on Sheet A1.01/Ground Floor Plan near northwest corner of proposed development.
 - b. Revise 'PROP. BACKFLOW PREVENTER' location such that it does NOT encroach within proposed pedestrian clear path for public access sidewalk along the adjacent NW 6 Street/Sistrunk Boulevard (i.e. 10'-6" width as depicted on Sheet A1.01/Ground Floor Plan).
 - c. Proposed sanitary sewer clean out must be provided at property line per City standards and labeled accordingly.
 - d. Show/label disposition of existing services (i.e. water services and sewer laterals).
26. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
27. Provide reasonable assurances that the proposed on-site drainage system will be able to be effectively operated and maintained. Response shall include the following at a minimum:
 - a. A detailed plan demonstrating that the structures are accessible by equipment required to maintain the system, and how the system will be replaced in the event of failure.
28. 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.
29. 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.
30. Please be advised that any 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 details to match the area.
31. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.



32. 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.
33. 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.
34. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
35. 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.



Case Number: UDP-S25041

CASE COMMENTS:

Please provide a response to the following.

1. There appears to be existing trees/palms in and around proposed scope of work area. Per ULDR 47-21.6.A.1 Tree and Palm Survey, provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
2. Provide a corresponding list, as per ULDR 47-21.6.A.2 Tree and Palm Inventory, prepared by an ISA Certified Arborist or a Registered Landscape Architect of these trees/palms including:
 - a) tree number for each
 - b) botanical name and common name for each
 - c) trunk diameter, in inches, at chest height for trees
 - d) clear trunk in feet for palms
 - e) condition percentage as a number for each
 - f) indicate status for all existing trees/palms on site (remain, relocate, remove)
3. Provide ISA Certified Arborist report for specimen-sized 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.
4. Coordinate with development design team to investigate the undergrounding of existing overhead utility lines along Sistrunk Boulevard. Sistrunk Boulevard is a “street of distinction” within the City of Fort Lauderdale and as such shall have continuous Live Oak shade trees proposed as street trees.
5. Sistrunk Boulevard is a Primary Street per Chapter 3 of the NWRAC Illustrations of Design Standards. Please review standards and provide a streetscape section illustrating compliance with design requirements. Pay particular attention to on-street parking, landscape strip and 10.5’ clear sidewalk requirements.
6. NW 8 Avenue and NW 7 Terrace are Secondary Streets per Chapter 3 of the NWRAC Illustrations of Design Standards. Please review standards and provide a streetscape section illustrating compliance with design requirements. Pay particular attention to 7.5’ Landscape strip and 7.5’ clear sidewalk requirements.
7. Within the NWRAC districts, newly planted street trees shall be a minimum of 20 feet tall; 8 feet spread 6 feet ground clearance and provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. When overhead utilities exist, required street trees may be ornamental trees or palms provided at a minimum of a ratio of one street tree per twenty feet frontage or greater fraction thereof not subtracting ingress and egress dimensions. Ornamental trees shall be a minimum 12 feet tall; 6 feet spread 6 feet ground clearance. Palms shall be a minimum 18 feet tall with a minimum 8 feet of wood. A minimum of 50% of the required street trees must be canopy trees. Consider that, in order to maximize the shade for a positive pedestrian experience, the city prefers continuous canopy coverage with 100% canopy trees in these areas.
8. Within the NWRAC districts, and as per Chapter 2 of the NWRAC Illustrations of Design Standards, at intersections where street with shade trees converge, it is encouraged to have tall palms at the

immediate corners to provide a visual marker. This also helps to frame the street from the perception of the automobile in creating a sense of space. Provide tall palms species at the corner of the street intersection in addition to the canopy street trees.

9. 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 specification heights of trees in sight triangles as applicable.
10. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

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

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
- b) Provide Structural Soil Detail and composition.
11. 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.
12. For neighborhood compatibility, a ten-foot landscape strip shall be required to be located along all property lines which are adjacent to residential property (i.e. Southern property line – RMM-25 zoning). Such landscape strip shall include trees, shrubs and ground cover as provided in the landscaping and parking restrictions provisions of ULDR Section 47-21. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachments. When walls are required on non-residential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall. No parking shall be located within 12' of the property line, within the nonresidential side, when contiguous to residential property. Illustrate compliance on landscape plans.
13. 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.
14. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan, as per civil 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. Please revise if in conflict.
15. 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.
16. 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_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. 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-S25041

CASE COMMENTS:

Comments may be forthcoming.



Case Number- UDP-S25041

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 service the 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. 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.
14. 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-S25041

CASE COMMENTS:

Please provide a response to the following:

1. Per (47-25.2. B) Public Safety Communications network; Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.
3. Please review Chapter 1, Section 118 of the Broward County Building Code, 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-S25041

CASE COMMENTS:

1. Per City of Fort Lauderdale NW RAC Design Standards Provide a minimum of 10.5 feet wide sidewalk on Sistrunk Blvd. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping shall be between the sidewalks and back of curb and a minimum of 5 feet in width.
2. Per City of Fort Lauderdale NW RAC Design Standards NW 8th Ave and NW 7th Terr shall have the following dimensions from the centerline of the road to the building face: 10' travel lane, 8' parallel on street parking, 7.5' landscape area, 7.5' sidewalk. The sidewalk shall continue through the proposed driveways.
3. Update the traffic impact statement to include the proposed retail use.
4. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, vertically stacked, tandem, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
5. The parking data table does not include a parking calculation for the proposed retail use. The parking data table shall show the unit count and area of the proposed use, the city's parking rate, the required parking for each proposed use and the proposed parking for each proposed use.
6. Bicycle parking is required 1 bicycle parking space per every 20 parking spaces being provided.
7. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.
8. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. The minimum inbound stacking requirement is one stacking space, the minimum outbound stacking requirement is one stacking space.
9. For reference one stacking space measurement is 12 feet in width and 22 feet in length.
10. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
11. No planter or steps higher than 30 inches can be installed in the 25' X 25' sight triangle.



12. Provide a 10' X 10' sight triangle at the proposed driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the driveway being able to see the pedestrians walking on the sidewalk against the building.
13. Per Section 47-20.5.C.4 of the City of Fort Lauderdale Unified Land Development Code 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). The proposed parking garage is considered the dead end area, the total parking in the parking garage leading up to the 8th floor is greater than 21 parking spaces the parking garage shall provide a drive aisle where inbound vehicles will be able to loop around to exit without having to make a 2 point turn around.
14. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. The auto turns vehicular paths to depict the vehicle colliding with a proposed elevator and mounting a non-vehicular use area. Revise the ground floor to prevent these conflicts.
15. 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.
16. 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.
17. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

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



Case Number: UDP-S25041

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 Northwest Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with the overall Comprehensive Plan Goals, Objectives and Policies.
- 4) Provide the following ULDR Narratives:
 - a. NWRAC Master Plan with justification for deviating from requirements.
- 5) As a portion of this project is partially located within the RMM-25 zoning district, the project will be reviewed as a Site Plan Level III as a Conditional Mixed-Use Development, including review of the NWRAC Master Plan deviations.
- 6) The project should be designed in a way that complements the surrounding context, providing building articulation, breaks in the massing, and architectural elements which help scale down the buildings massing to the public realm. Shift the building massing south on the site to accommodate the five foot right-of-way dedication, allowing for the proper streetscape transition to the building face. See below for deficient criteria required for projects within the NWRAC Master plan.

- 7) The project does not meet certain aspects of the Northwest Regional Activity Center Master Plan (NWRAC) design intents as outlined in the ULDR, Section 47-13.29 through 47-13.60. Staff has commented below under the applicable categories and has provided images to assist the applicant.

Street Design Standards

- a. S-5) On-street parking needs to be maximized on all streets, including Sistrunk to match the cross section.
- b. S-9) Clarify whether the powerlines will be undergrounded. If not, provide documentation from FPL with a statement of why they cannot be undergrounded.
- c. S-10) Provide palms at the intersections of Sistrunk and NW 7 Terrace, and Sistrunk and NW 8 Avenue

Building Design Standards

- a. B3) Provide additional pedestrian access to the retail space on the ground level. Shift the building south to accommodate for the change in elevation, and allow for a more interesting and invited public space adjacent to the retail area.
- b. B-7) As the project is abutting residential development the building shoulder height is 45 feet maximum. Reduce the shoulder height to 45 and provide a 12 foot setback on floors five and six.
- c. B-8) The project is 259 feet long and does not provide any articulation or significant breaks in the massing. Provide significant articulation along the building facade to scale down the building massing and justify the longer building length.



- d. B-9b) The residential floorplates above the shoulder far exceed the maximum of 12,000 square feet. Provide justification for the increase in floorplate size.
 - e. B-10) The fifth and sixth floor do not provide a setback on the corner yards (NW 8 Avenue and the interior sides on the east side. Provide justification of how this project is compatible with the surrounding context.
 - f. B-17) Provide a better layering of architectural elements and materials at the ground level. Articulate the first floor roof line to the second floor, thicken the banding, introduce more materials, and break the massing up.
 - g. B-18) Provide the percentage of glazing on each of the facades fronting the primary and secondary roadways to ensure they meet the glazing requirements (60% for primary, 50% for secondary) at the ground level.
 - h. B-24) Recess some of the balconies to help articulate the building mass along with breaks in the building and architectural treatments.
- 8) Provide the following changes on the site plan:
- i) Update the setback labels on the site plan. The front yard is along Sistrunk Blvd, the corner yards are along NW 7 Terrace and NW 8 Avenue and the rear yard is along the south property line.
 - ii) Pursuant to ULDR Section 47-5.36, Table of Dimensional Requirements for RMM-25 zoning, along the east, south and west property lines the setback is required to be half the height of the building.

- 9) Provide the following changes on the site plan data table:
 - a. Show breakdown of parking for the units and for the commercial square footage. No parking is allocated for the 5,509 square feet of retail.
 - b. Update the setback orientations to the correct requirements per comment 7i.
- 10) Provide the following changes on the elevations:
 - a. Pursuant to ULDR Section 47-25.3, Neighborhood Compatibility Requirements, when any side of a structure greater in height than forty (40) feet is contiguous to residential property, that portion of the structure shall be set back one foot for each one foot of building height above 40 feet up to a maximum width equal to one-half the height of the building, in addition to the required setback. Shift the building along the rear property line to behind the neighborhood compatibility setback line adjacent to the single story building to the south.



- b. Emphasize the east and west corners of the building along Sistrunk Blvd. Provide architectural elements or banding that accentuates the building entrances and the corners. See images below:



- c. Bring the height of the rooftop element down, as it adds to the buildings massiveness, and does not enhance the quality or drama of the building roofline.



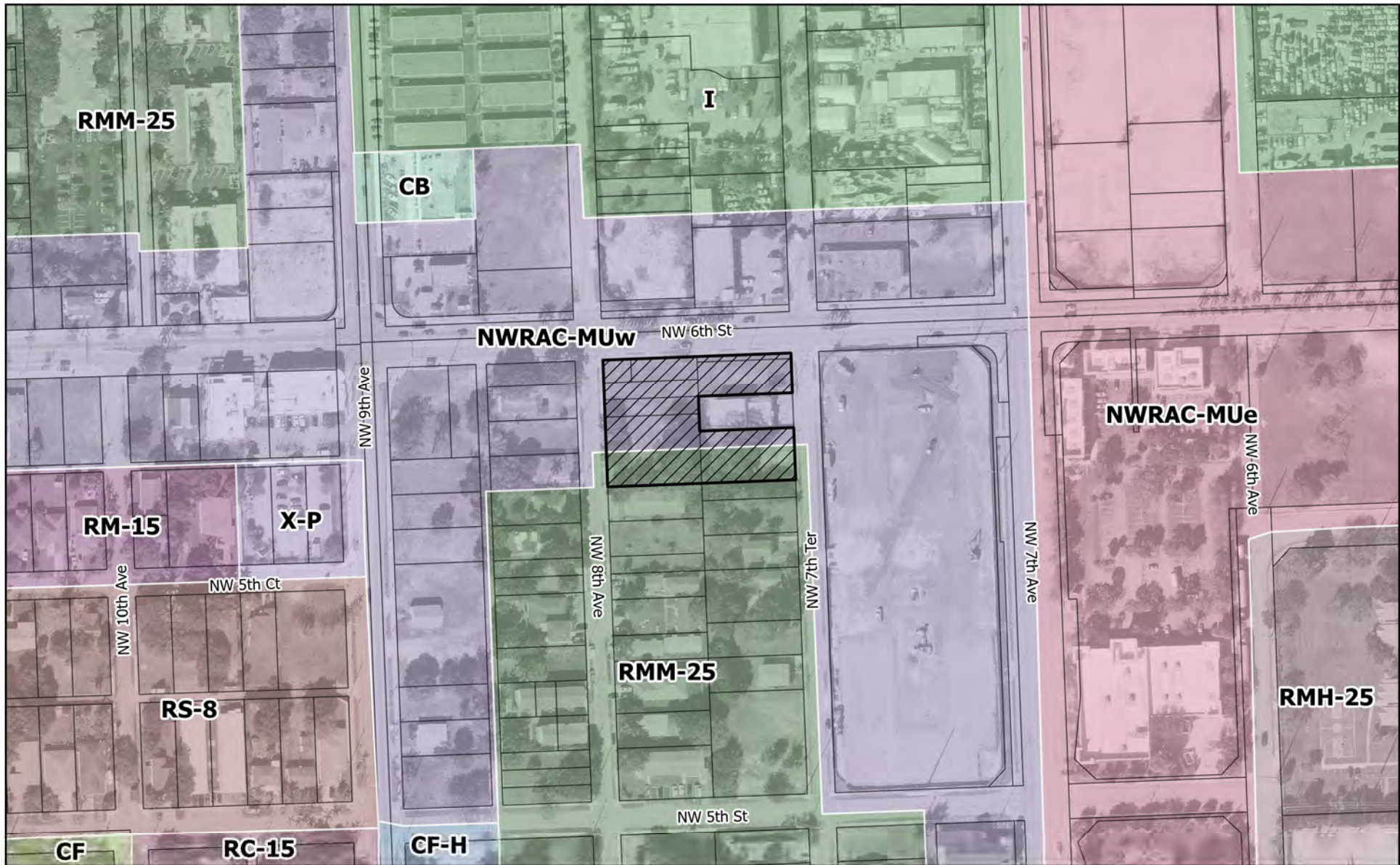
- 11) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
- 12) 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.
- 13) Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and such screening shall be part of the building volume as well as be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Indicate screening material on the elevations, and provide the screening elements in the renderings.
I see the note on sheet A-109, but on the material elevation (A-600), I only see the wood composite material indicated on the rooftop, not any screening material or images. Additional comments may be forthcoming based on updated plans, elevations and renders.
- 14) 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
- 15) 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:

- 16) 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.
- 17) 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.
- 18) 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.
- 19) Additional comments may be forthcoming at the DRC meeting.



UDP-S25041

Legend

- Subject Site
- Fort Lauderdale Municipal Boundary Line

300 Feet

GRAPHIC SCALE

N