

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25053



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25053
PROJECT NAME	11 North Andrews
APPLICATION TYPE	Site Plan Level II (RAC) Review
APPROVAL LEVEL	City Commission
REQUEST	Amend Previously Approved Mixed-Use Development consisting of 378 Residential Flex Units and 5,605 SF Commercial Use with Design Deviations
APPLICANT	Bachow Fam OZ Fund, LLC
AGENT	Robert Lochrie / Lochrie and Chakas
PROPERTY ADDRESS	11 N. Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION	Ft Lauderdale B-40 D Lots 14-17 Blk 13
ZONING DISTRICT	Regional Activity Center – City Center (RAC-CC) District
LAND USE	Downtown Regional Activity Center
COMMISSION DISTRICT	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION	Flagler Village Civic Association
SUBMITTED	November 20, 2025
COMPLETENESS ISSUED	December 19, 2025
STATE STATUTE 166.033 EXPIRATION	June 17, 2026 (180 Days)
CASE PLANNER	Tyler Laforme, AICP, Urban Planner III

RESUBMITTAL INFORMATION

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



Case Number: UDP-S25053

CASE COMMENTS:

Please provide a response to the following:

1. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 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. Designate Fair Housing Provisions per the 2023 FBC Accessibility volume.
8. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
9. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
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>

Case Number: UDP-S25053

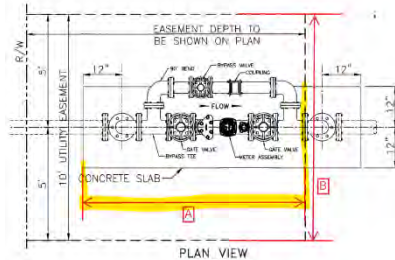
CASE COMMENTS:

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

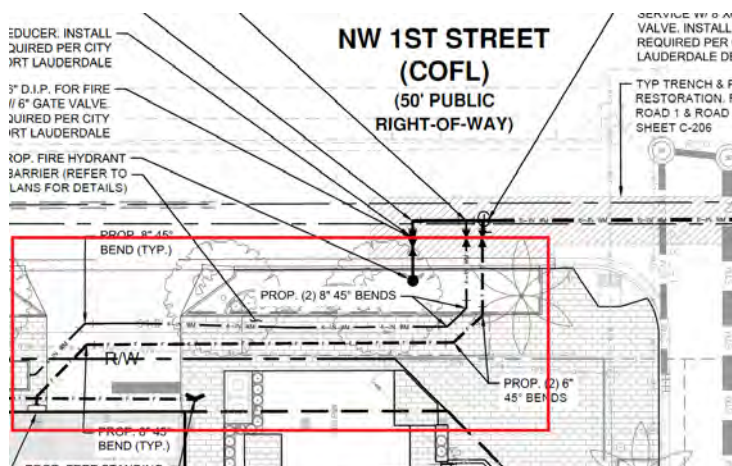
1. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along South Atlantic Boulevard.
2. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <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>.
3. Provide disposition of existing on-site private drainage system/ catch basin (per City Utility Atlas Maps) that currently connects from private property to existing stormwater drainage system in the alley.
4. Proposed structures (i.e. building balconies, storm drainage structure/ wells and well related pipes, planters, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements/ construction easements, unless approved by FDOT and Broward County jurisdictions, as applicable.
5. 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 Erosion and sediment control plan. Construction fence shall not encroach onto said triangles.
6. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, Fee Simple lot boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.
7. For parking lot layout:
 - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls. Reconfigure parking stalls shown at end of drive aisle, to eliminate 180 degree back-out maneuver.
 - b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - c. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i. Gates in open position shall not block adjacent parking stall, sidewalk, walkway, etc.
 - d. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.

8. Water and Sewer Plan; Public Works staff comments:

- a. The 15-ft measurement for the meter easement shown on plan sheet C-300 needs to be revised to measure from the meter assembly itself to the concrete slab as shown below:



- b. Provide profiles for proposed main and utility services within the ROW/ESMT to show utility separations in accordance with F.A.C. Rule 62-555.314.
- c. Proposed water improvements are not in accordance with City Standards. 8" water main shall be extended to point of services.



9. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria. Drainage wells and exfiltration trench calculations have not been found.
10. 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.
11. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.



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

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-S25053

CASE COMMENTS:

Please provide a response to the following:

1. Building needs to conform to section 403 for high rise and FBC 3007 for fire service elevators.
2. Must provide an FCC (fire command center) on the first floor. The door must be on the street side with a door leading directly to the outside.
3. The roof top amenity deck exiting is based on occupant load factors of the FFPC 7.3.1.2 Please make sure you have enough exiting capacity (stairwells).

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.

Minimum thresholds that require an evaluation are as follows:

Larger than 1% increase of the City's service population equals any new building with a human capacity of 1856 persons or greater.

Larger than 1% increase in Fire Dept. protected building square footage that equals or is greater than more than 1,132,903 sq. ft.

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



Case Number: UDP-S25053

CASE COMMENTS:

Please provide a response to the following.

1. No street trees are currently being proposed along W Broward Boulevard. W Broward Boulevard is a "street of distinction" within the City of Fort Lauderdale and as such shall have continuous Royal Palms proposed as street trees. Within the Downtown RAC district, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, newly planted palms as street trees are preferred to be a maximum of 22' on center. Please note that required street trees shall be planted in an area located between the roadway and the property line. Where such a planting strip does not exist or is impractical to provide, street trees may be located in a perimeter planting area where this perimeter landscaping area adjoins the street right-of-way. Please revise.

2. Please have an ISA certified Arborist or Registered Landscape Architect provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Indicate how the mitigation will be provided on Landscape plans. Verify that mitigation equivalent replacement and value have been calculated correctly per the City's amended Tree Preservation Ordinance (ULDR 47-21.15). Current proposed disposition and mitigation dollar values appear to be overinflated on Tree Disposition Plan, sheet TD-1. Please revise as applicable.

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

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.

4. 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.

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. Please note and illustrate this on landscape plans.

6. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.

7. 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_S47-21LATRPRE.
2. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
5. Approval from jurisdiction for landscape installation in right of way (FDOT – W Broward Blvd & Broward County – N Andrews Ave) preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.
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.



Case Number: UDP-S25053

CASE COMMENTS:

Comments may be forthcoming.



Case Number- UDP-S25053

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. Service Days shall be per the City's residential routing schedule.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate around the property.
8. Solid waste collection shall be from a private loading dock.
9. Containers: must comply with 47-19.4
10. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 10,11,12.
11. Recommend trash chute accommodate recycling.
12. Draw equipment on the plan to show it will fit in trash room.
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-S25053

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-S25053

CASE COMMENTS:

1. In the trip generation analysis, include the Daily trip generation for the previously approved development and the proposed development and the net difference in the trip generation table.
2. This proposed development is proposing to remove three (3) metered parking stalls from NW 1st Street. This proposal shall be required to pay a mitigation fee for the permanent displacement of these three (3) metered parking stalls to the city of Fort Lauderdale's Transportation and Mobility Department. Please provide confirmation from Morgan Dunn mdunn@fortlauderdale.gov from the Transportation and Mobility department that a fee was agreed to. This fee shall be paid to the transportation and mobility department prior to issuance of building permit.
3. To match the recently installed City's Transportation and Mobility department and Broward MPO Mobility HUB roadway improvements. The minimum of **8 feet** wide sidewalk on NW 1st Street shall remain. 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.
4. Provide a minimum of **10 feet** wide sidewalk on Broward Blvd. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone.
5. Provide a minimum of **10 feet** wide sidewalk on Andrews Ave. 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.
6. Per section 47-20.9 of the City of Fort Lauderdale ULDR Sloping floor grades shall not exceed five percent (5) for ninety (90) degree parking.
7. Per section 47-20.9 of the City of Fort Lauderdale ULDR ramps in parking garages where the ramp does not directly access a parking space shall have twelve percent (12) maximum slope.
8. 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.
9. 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.
10. 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-S25053

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 June 17, 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.
- 2) A separate fee is required for City Commission review, and the applicant is responsible for all public notice requirements pursuant to Section 47-27.
- 3) The site is designated Downtown 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) The project proposes to deviate from the requirements of ULDR 47-13.20.B, specifically regarding floorplate size. The request lacks sufficient justification and does not meet the design intent for Downtown. In addition, Broward Boulevard and Andrews Avenue is a significant intersection in the City and the project design needs to reflect this importance. As proposed, the floorplate is being increased by 54.6% with no proposed design mitigation which results in a more massive building. +The Master Plan "discourages massive, bulky, "wall-type" buildings with larger floorplates, thereby providing more light and air to streets and open spaces below". Typically, developments seeking to reduce the effect of building massing would include aerodynamic building shaping, lighter architectural elements/materials, façade articulation and emphasis on strong vertical lines. Provide a separate narrative outlining the alternative design solutions that maintain the design intent, provide justification for such request, and provide examples of other projects with similar floorplate size in the City.
- 5) As proposed, the ground level experience given the location is lacking public gathering space (plaza space). The southeast corner of the ground level should provide space that aligns with the significance of the Broward Boulevard and Andrews Avenue intersection. A signature design should be included that reflects a volume of space that creates an experience for pedestrians, bicyclists, and those driving by or waiting at the intersection. Revisions are necessary.
- 6) 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 categories and provided images to assist the applicant.

Street Design Standards

- a. S-8) Provide the horizontal clearance dimension for shade trees (12' from face of tree to building face). The horizontal clearance dimension provided on sheet L-1 (9'-8") does accurately reflect that dimension.
- b. S-9) A row of Royal Palms should be provided along Broward Boulevard per design intent for Broward Boulevard.
- c. S-11) Provide justification for maintaining a curb radius greater than the preferred maximums on Broward Boulevard and Andrews Avenue.



- d. S-16) Overhead lines along Andrews are shown on the Civil sheets. Update civil sheets to reflect current conditions. Provide correspondence from FPL regarding undergrounding the lines along NW 1st Street and the alley.

Building Design Standards

- a. B-5) Provide detailed justification for the increase in floorplate size from the maximum allowable 12,500 square feet to 19,332 square feet (a 54.6% increase). At this time the applicant has not demonstrated that the increase meets the design intent.
- b. B-10) Provide a significant and dramatic design for the building corner at Broward Boulevard and Andrews Avenue to emphasize the architecture, entrance, and character of the building. Some options include: a triple floor to ceiling height at ground level at the corner to provide a respite for pedestrians while giving the building a stronger sense of identity, enhance the main lobby entrance to the building with different material use, variation in ceiling height,, emphasize an architectural element(s) that can align vertically to the tower top.



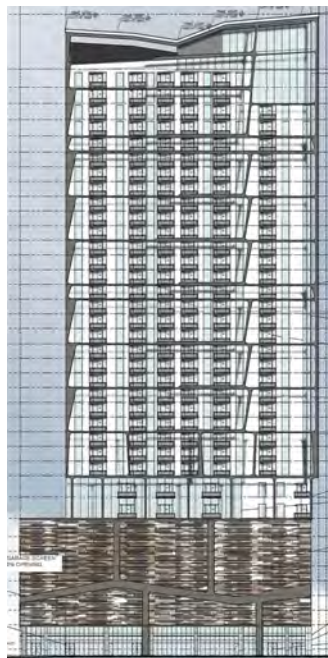


- c. B-11) The ramp at the corner of Andrews and 1st Avenue should be internal to the building and not adjacent to the public realm as this reduces activation along the public ROW and provides a visual and physical barrier to the ground level commercial spaces and amenities of the building.
d. B-15) Pedestrian access ramp along Andrews Avenue should be internalized as stated above to maximize pedestrian oriented design at the ground level.

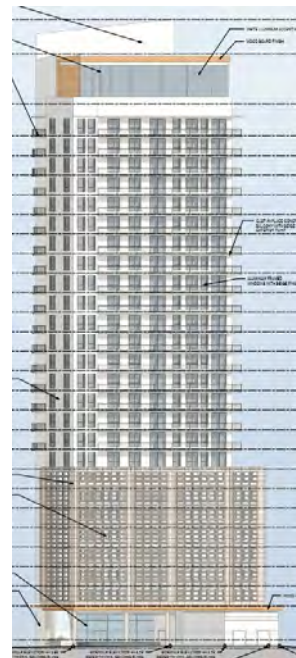
Quality of Architecture

- a. Q-1) The overall massing is very rigid and bulky. The detail of the balconies increasing in size, as stated in the applicants narrative, is redundant and gets lost with the massing of the building. The tower should be reduced in size, and the balconies increased more drastically to achieve any effect from the balconies. This increase in balcony size does not justify an adequate response to the Master Plan requirements. See original DRT response from the currently approved project DRT narrative and provide additional clarity on how the enlarged building massing truly contributes to the overall skyline composition. The proposed tower top design does not contribute to the skyline drama design intent and needs to be redesigned to meet intent.
b. Q-2) The project should account for the larger massing through a creative and thoughtful tower top design. Using large horizontal/vertical, solid flat planes perpetuates the massiveness of the overall building. See current approval tower top design for clarity on how to remedy some of the massiveness of the building through thinner, lighter elements with multiple material types.

Current Approval



Proposed Design



- c. Q-3) Enhance the materials at the ground level to provide a higher quality pedestrian experience. Cast-in-place concrete, coupled with aluminum storefront and utilized in the majority of the building does not achieve the intent of this section. Provide one or two more higher quality materials that will enhance the public realm, and contribute positively to the overall building design. Additionally, explain further in the narrative response how the project utilizes high quality materials on the tower portion of the project and label on the elevations.



- d. Q-5) Proposed parking screening is not exceptional as required by the master plan. Additional design treatments are needed that can provide variety, articulate, and adequately screen. Examine design options that are more visually engaging given the location.



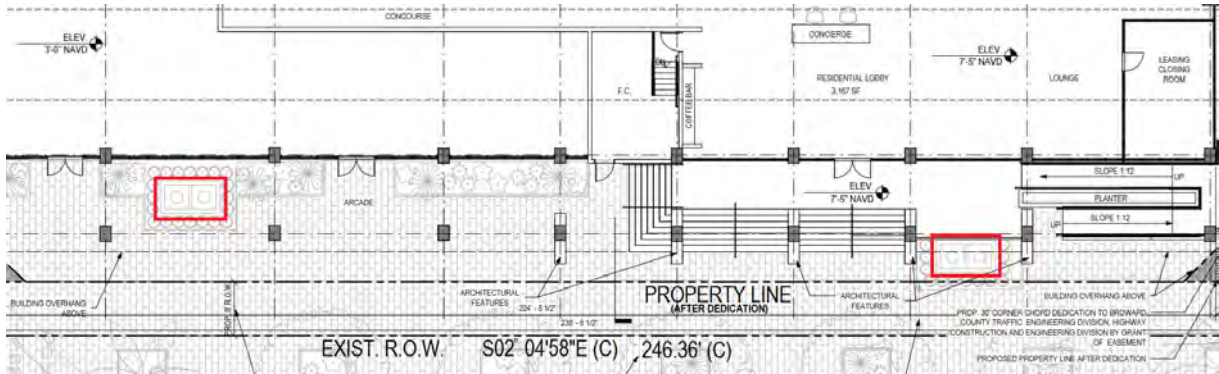
- e. Q-7) The narrative states that the façade design uses balcony projections and material changes to create depth. This design does not meet the intent of a creative façade composition. The building massing is 55% larger than the allowable floorplate size, and the entire building wall is flat, with no breaks or architectural undulations. The enlarged floorplate size must contribute positively to the overall intent of the master plan, which is to create interesting tower skylines while allowing more light and air down to the pedestrian realm at street level. Provide a building break or significant articulation in the tower design to achieve this and help justify an alternative design solution which enhances the character of the Downtown Core.
- f. Q-8) See current approval, and response to this design criteria.

7) Provide the following changes on the site plan:

- Internalize the access ramp along Andrews Avenue per the comment above;
- Provide a 10-foot clear path sidewalk along Broward Boulevard, Andrews Avenue, and NE 1st Street;
- Label and/or relocate the mechanical equipment adjacent to the public realm and in front of the raised terrace along Andrews Avenue.



- d. Broward Boulevard should have a 10-foot wide clear path sidewalk with an abundance of landscaping closer to the building, and adjacent to the roadway inclusive of Royal Palms as street trees.



- 8) Provide the following changes on the site plan data table:
- Remove the building side yard setback to the south dimension, as the parcel is fronting Broward Boulevard, not an adjacent property.
- 9) In the night rendering on sheet A3.9, clarify what type of lighting is used on the vertical architectural elements of the tower.
- 10) 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>
- 11) 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.

Provide a floor plan for the mechanical area on the top of the rooftop amenity deck and provide the spot elevations on the mechanical equipment and parapet ensuring adequate screening of the mechanical equipment. The tower top and screening should blend with the building volume.

- 12) Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
- Location and orientation of all proposed signage;
 - Dimensions of each proposed sign (height, width, depth, etc.);
 - Proposed sign copy; and,
 - Proposed color and materials

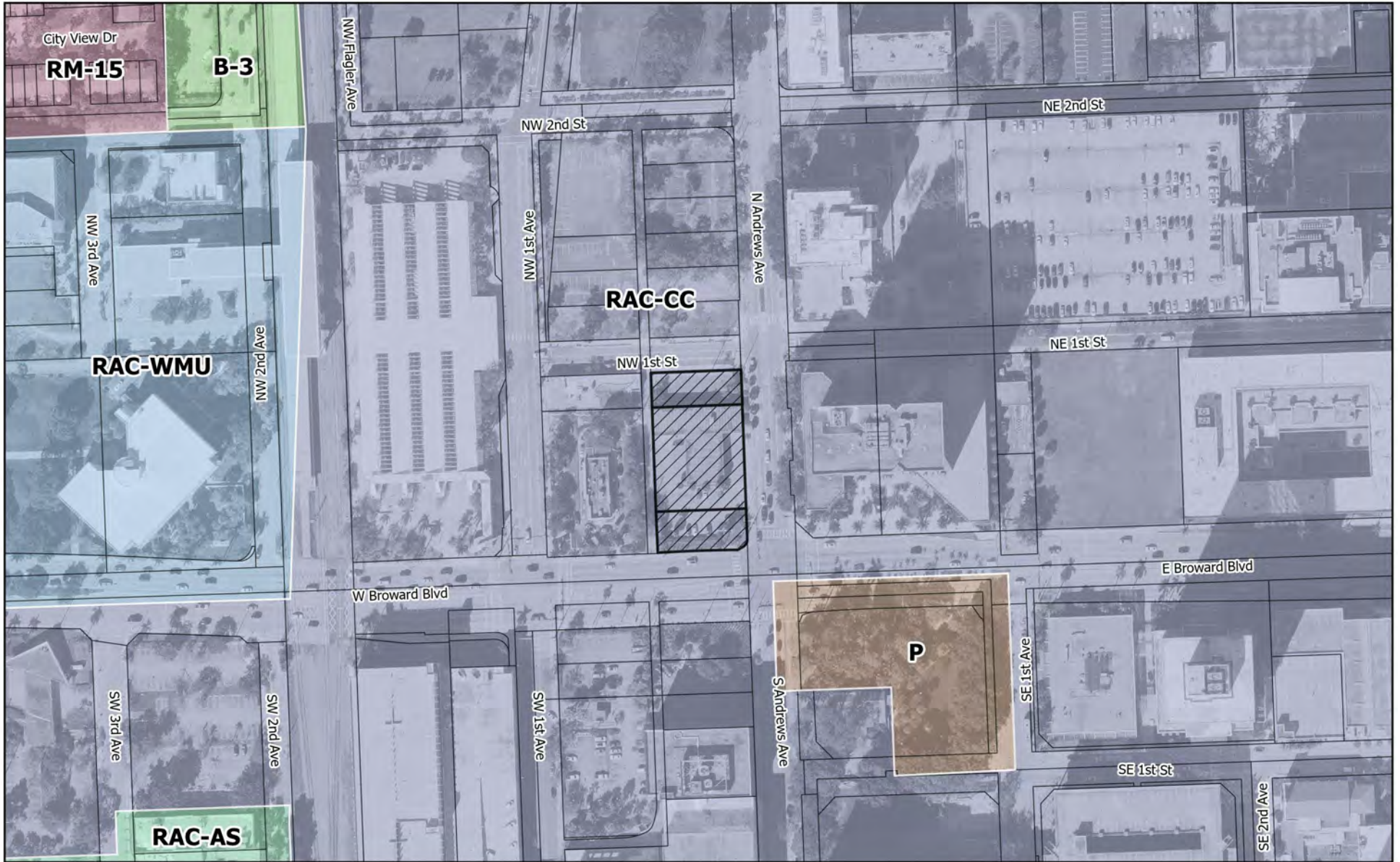


- 13) The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include 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:

- 14) 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.
- 15) 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.
- 16) 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.
- 17) Additional comments may be forthcoming at the DRC meeting.



UDP-S25053

Legend

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

200
Feet
GRAPHIC SCALE

