

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25060



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25060
PROJECT NAME	1743 Parking Lot
APPLICATION TYPE	Site Plan Level II Review
APPROVAL LEVEL	Development Review Committee
REQUEST	Parking Lot for Multifamily Building
APPLICANT	North Andrews Uptown Village, LLC
AGENT	Robert Lochrie/Lochrie & Chakas, P.A.
PROPERTY ADDRESS	1743 N. Andrews Square
ABBREVIATED LEGAL DESCRIPTION	34-49-42 Acreage
ZONING DISTRICT	Community Business (CB) District
LAND USE	Commercial
COMMISSION DISTRICT	2- Steven Glassman
NEIGHBORHOOD ASSOCIATION	South Middle River Civic Association
SUBMITTED	December 12, 2025
COMPLETENESS ISSUED	December 19, 2025
STATE STATUTE 166.033 EXPIRATION	April 18, 2026 (120 Days)
CASE PLANNER	Lorraine Tappen, AICP, Principal Urban Planner

RESUBMITTAL INFORMATION

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



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CASE COMMENTS:

Prior to Planning and Zoning Board Meeting or City Commission Meeting or Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. 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.
2. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record 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.
 - a. It appears the plans are to include sidewalk/Curb ramp with C&G on the South side of NW 17th Court. Please provide limits to this construction as per UDP-A25071.
3. Show on the civil plans the removal of the driveway turnout on N. Andrews Sq. and replace it with Sod.
4. Exfiltration Trenches:
 - a. Provide drainage inlet (per City standard details and specifications) on each end of exfiltration trench located within City Right-of-Way.
 - b. Please update the Exfiltration calculations. Use "Plate WM 2.3 - 2070 Future Conditions Average Wet Season Groundwater Elevation Map". The water table at this location is 3 Feet.
5. Advisory: 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.
6. Advisory: Provide Broward County Department of Environmental Protection Surface Water Management License and the Florida Department of Environmental Protection Permit Approval for the proposed well at permitting.

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

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



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Please provide a response to the following.

1. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Indicate how the mitigation will be provided on Landscape plans. Verify that mitigation equivalency has been calculated correctly, especially for specimen trees, per the City's amended Tree Preservation Ordinance (ULDR 47-21.15). Submitted arborist report does not match Tree Disposition Plan, sheet L-200, for existing trees on site, but appears to be for adjacent lot located at 1701 N Andrews Square.
2. Provide ISA Certified Arborist report for specimen size trees #11 & 12 (Large species: 18+\" DBH; Medium: 13+\" DBH; Small: 8+\" DBH) as per ULDR 47-21.6.A.2.i. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report shall reference the tree survey or tree disposition sheet with numbered tree, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height for trees, clear trunk height for palms, condition rating as a percentage, and a written assessment of existing tree characteristics explaining how and why the above information was reached. This report may also provide descriptive information on recommendations for prescriptive tree maintenance activities.
3. ULDR 47-21.15.F.7.e.: That the development plan designs around existing, large, desirable trees. A tree removal permit may be denied by the Department if it has been determined that large desirable existing tree(s) will be displaced by proposed site plan elements and or the placement of such site plan elements does not provide sufficient root system support for the tree(s), and such tree(s) are capable of being protected by a reasonable modification of said plan. Relocation potential should also be considered. Please provide a narrative response for all specimen size trees proposed for removal.
4. ULDR 47-21.15.G.10: Proposed Specimen tree removal (#12) requires submittal of an evaluation report prepared by an ISA Board Certified Master Arborist, ASCA Registered Consulting Arborist or Registered Landscape Architect using a method outlined in the Council of Tree & Landscape Appraisers "Guide for Plant Appraisal, 10th edition" to determine equivalent value (e.g. Functional Replacement Method - Trunk Formula Technique. Please provide as applicable.
5. ULDR 47-21.13. B.16: Provide street trees in the right of way swale area along NW 17 Court and N Andrews Square preferably in a location between the sidewalks and edge of pavement. 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. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions.
6. When overhead utilities exist, required street trees may be small trees 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. Please verify if existing overhead utility lines are present along NW 17th Court ROW, as they are not found on satellite aerial imagery. If not present, please provide large maturing street tree species.
7. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance, as applicable.



8. A 25 feet sight triangle is required at the intersection of two streets, measured from the intersection point of extended property lines at a street and a street. This area must be clear of obstructions between 2.5 feet and 8 feet above elevation of adjoining pavement, per ULDR 47-2.2. Q.3 and ULDR 47-35. Illustrate and label this triangle on landscape plan, and confirm landscaping is installed outside of sight triangles.
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 height of trees in sight triangles.
10. 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.
11. Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed utilities on the landscape plan, as per proposed civil engineering and site plans. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities.
12. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable. Provide root barrier fabric wrap detail.
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. 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.



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1. For additional parking for the resident's guests consider placing parallel on street parking on NW 17th Ct and N Andrews Square.
2. The city reserves the right to meter on street parking stalls on the public right of way at any time.
3. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces may count towards the parking requirements for the project; The spaces may be removed at any time for any reason, and the City of Fort Lauderdale will not relocate displaced on-street parking."

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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 120 days of completeness determination, on or before **April 23, 2026**, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>. Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
5. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.
6. Following review of the land use and development history of the property, it has been determined that there is low potential for archaeological deposits to be within the subject property, and no additional archaeological requirements are recommended in coordination with the development of the subject property at this time. For more information, please see attached letter from the City's archaeological consultant, Coastal Archaeology and History Research, Inc. In the event archaeological features or human remains are observed or encountered, please contact City within 24 hours. For any questions, contact Vasilya Allakhverdieva, Urban Planner II, at vasilyaa@fortlauderdale.gov or 954-828-4995.
7. Provide an ISA Certified Arborist report for specimen trees. Report on ISA Certified Arborist business letterhead, contact information, and ISA Certification number stated. Report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc. and a written assessment of existing tree characteristics.



8. Provide wall height on site plan. Add information on improvements to the wall to meet the requirements of ULDR Section 47-25.3, Neighborhood Compatibility. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, as required by ULDR Section 47-25.3, Neighborhood Compatibility, constructed in accordance with [Section 47-19.5](#). The wall must be located within, and along the length of the property line which abuts the residential property and include decorative features shall be incorporated on the residential side of such wall according to the requirements of [Section 47-19.5](#).
9. Provide fence and gate detail. Clarify how gate into parking lot will function.
10. Consider adding on-street parking on N. Andrews Square and NW 17th Court.
11. Provide legible photometric plan for the entire site. Extend values on photometric plans to all property lines. Show values pursuant to the Unified and Land Development Regulations ("ULDR"), Section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan and provide detail with dimensions.
12. Be advised, proposed development must meet minimum floodplain regulations at time of building permit submittal. It is most advantageous for applicants to determine the impact of floodplain regulations during the DRC process. In the event these items are not addressed during the DRC process and the inclusion of such are identified during the building permit review, the applicant will need to amend the DRC approved plans.
13. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS

The following comments are for informational purposes.


14. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
15. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Lorraine Tappen, LTappen@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
16. Additional comments may be forthcoming at the DRC meeting or after comment responses are received.



UDP-S25060

Legend

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

200
 Feet
 GRAPHIC SCALE

N
