

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-S25059



**CITY OF FORT LAUDERDALE**



**CASE INFORMATION**

<b>CASE</b>	UDP-S25059
<b>PROJECT NAME</b>	Sanctuary Village Mixed-Use Project
<b>APPLICATION TYPE</b>	Site Plan Level II
<b>APPROVAL LEVEL</b>	Development Review Committee / Subject to Development Agreement by the City Commission
<b>REQUEST</b>	Pursuant to Section 166.04151(6), Florida Statutes: Mixed-Use Development with 348 Multifamily Residential Units, inclusive of 111 Affordable Units, 6,200 Square Feet of Commercial Use, and 17,733 Square-Foot Church Program Building, Waterway Use, and Associated Site Improvements
<b>APPLICANT</b>	Presbytery of Tropical Florida, Inc.
<b>AGENT</b>	Nectaria Chakas, Lochrie and Chakas, P.A.
<b>PROPERTY ADDRESS</b>	1400 N Federal Highway and NE 14 Court
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Portion of the N ½ of the SW Section of 36, Township 49 S, Range 42 E and Lauderdale Isles 26-17B, Lot 18, 19, 22 Block A
<b>ZONING DISTRICT</b>	Boulevard Business (B-1), Community Facility/House of Worship and School (CF-HS), Residential Single Family/Low Medium Density (RS-8) District
<b>EXISTING LAND USE</b>	Commercial and Low Medium Residential
<b>COMMISSION DISTRICT</b>	1 – John Herbst and 2 – Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION</b>	Lake Ridge Civic Association and LauderGate Isles Civic Association
<b>SUBMITTED</b>	December 19, 2025
<b>COMPLETENESS ISSUED</b>	February 13, 2026
<b>STATE STATUTE 166.033 EXPIRATION</b>	August 12, 2026 (180 Days)
<b>CASE PLANNER</b>	Lorraine Tappen, AICP, Principal Urban Planner

**RESUBMITTAL INFORMATION**

- Applicants must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- 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 the 2023 FBC Accessibility volume.
9. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
11. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC.
- 12.
13. Show that the openings in the exterior walls on the South and West Elevations meet the requirements of Table 705.8 of the 2023 FBC.
14. Show that the openings in the exterior walls adjacent to the south and west property lines meet the requirements of Table 705.8 of the 2023 FBC.

**GENERAL COMMENTS:**

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

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

**Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;

- a. [https://library.municode.com/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On December 31st, 2023 the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
  - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
  - c. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>



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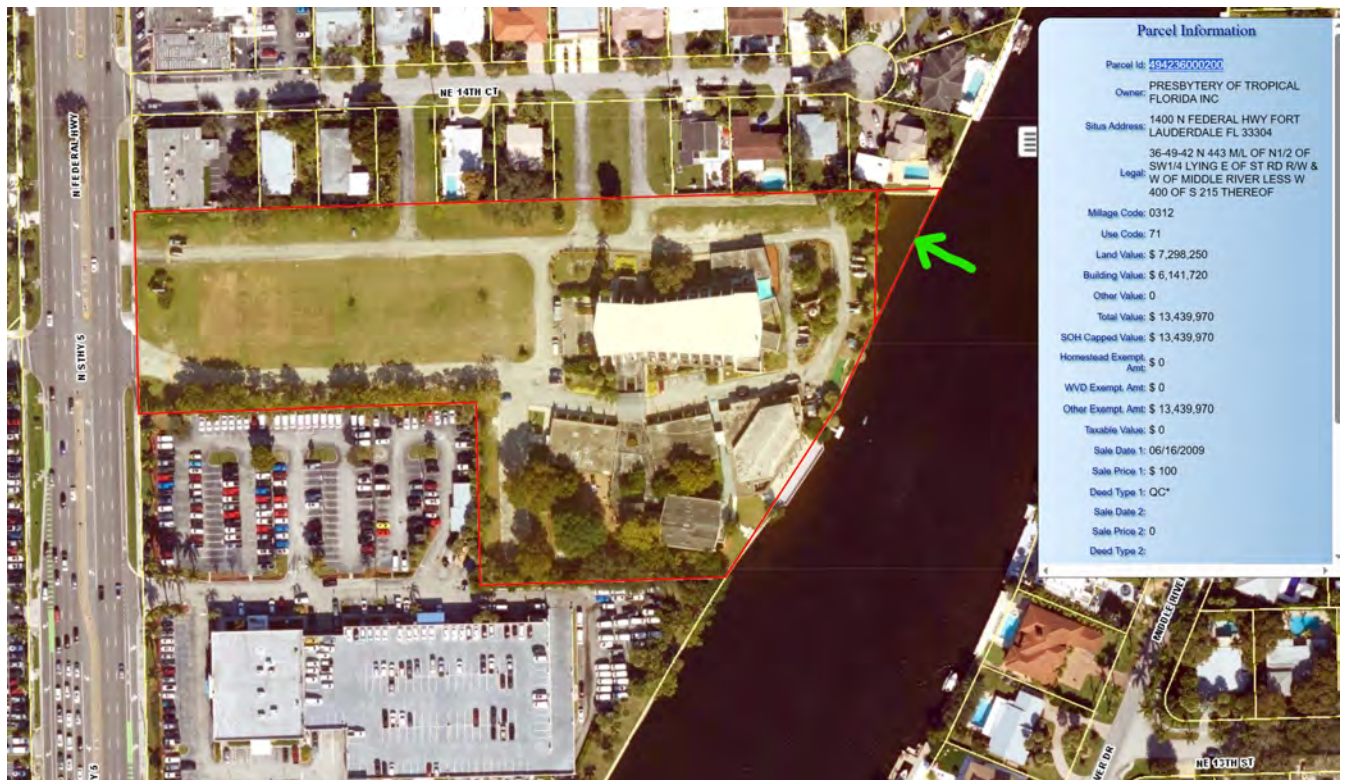
**CASE COMMENTS:**

**Prior to Final DRC sign-off, 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 US 1/N Federal Highway. For meeting request or for additional information please contact FDOT District 4 Access Manager at [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us)
  - a. Confirm if FDOT Staff concurs with what appears to be proposed raised median island within the adjacent US 1/N Federal Highway Right-of-Way (i.e. near southwest corner of development property), that would block eastbound vehicle left turns (to northbound US 1/N Federal Highway) out of existing commercial driveway that currently serves 'Grieco Ford' and 'Rooms to Go' on the opposite (west) side of US 1/N Federal Highway.
  - b. Please be advised that the Applicant shall coordinate with FDOT Staff for any required Maintenance Memorandum of Agreement (MMOA), to perpetually maintain proposed landscaping, irrigation, etc. improvements located within the adjacent US 1/N Federal Highway Right-of-Way.
2. Provide 10' x 15' (min.) permanent Water Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access). Show/label delineation in the plans prior to Final DRC sign-off:
  - a. Two 4-Inch water meters adjacent to US 1/N Federal Highway Right-of-Way (each centered within their respective proposed Water Easement).
3. 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>.
  - a. Please note there are wastewater infrastructure improvements required according to the capacity letter issued on 06/02/2025 per the hydraulic analysis performed by Alejandra Simón. These improvements will need to be made prior to issuance of a Certificate of Occupancy and must be reflected in future design plans. Refer to the issued letter for more information.
  - b. Since a Public Works 'WATER AND WASTEWATER CAPACITY AVAILABILITY LETTER' dated June 2, 2025 was previously issued under LauderBuild Record #ENG-CR-25030002 for this proposed development project, please discuss why another 'Capacity Request' was submitted on 02/16/2026 under LauderBuild Record #ENG-CR-26020002.
4. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar:
  - a. Provide copies of all recorded documents (i.e. easements, dedications, agreements, vacations, etc.), including existing 15' EASEMENT (i.e. O.R.B. 891, Page 243, B.C.R.) that 'BENEFITS THE SUBJECT PROPERTY...' per the third listing under 'TITLE NOTES' depicted on 'ALTA/NSPS LAND TITLE SURVEY' (Page 1 of 2).
  - b. Ensure that property boundaries shown/labeled are consistent with Plat.



- i. Proposed boundary limits of the development project (also depicted in the latest 'ALTA/NSPS LAND TITLE SURVEY') are not consistent with the proposed Plat boundary limits, which exclude Lots 18, 19 & 22 (per the adjacent 'LAUDER GATE ISLES' Plat); please coordinate with UD&P Case Planner and/or DSD-Zoning Staff, and update proposed Plat boundary limits as appropriate.
- c. Provide spot elevations at property corners and along property lines (50' max. interval spacing).
- d. Regarding the existing '~CONC.~', "3' CONC. RAILING', 'WEST FACE OF RAILING IS 7.3' EAST OF THE PL', etc. area shown extending beyond the east property boundary of development project (i.e. abutting the adjacent 'MIDDLE RIVER'), if that area is proposed to be improved (as suggested on Sheet A-2.00/Mixed-Use Ground Floor Plan), please discuss and provide documentation that allows private improvements within that 'MIDDLE RIVER' public right-of-way.
- e. Broward County Property Appraiser's (BCPA) Web Map depicts this 1400 N Federal Highway property (i.e. Parcel ID #494236000200 - outlined in red in the image below, snipped from BCPA website) that includes an approximate 6,000 SF triangular parcel that extends over the adjacent 'MIDDLE RIVER' (highlighted with green arrow in the image below). Since the corresponding 'ALTA/NSPS LAND TITLE SURVEY' and 'SANCTUARY VILLAGE' Plat (i.e. DRC Case #UDP-P26003) submitted with this development project does not depict that triangular parcel included within the property boundaries, please discuss and reconcile plans as appropriate.



- 5. The corresponding Plat application (DRC Case #UDP-P26003) shall be approved by the City Commission prior to Final DRC sign-off (by DSD-Engineering Staff). In addition, please be advised that the Plat (approved by Broward County) must be recorded at Broward County Records prior to issuance of a building permit, and that this will be a condition of Site Plan approval.



6. Discuss status of existing encumbrances labeled "3' X 140' FLORIDA POWER & LIGHT EASEMENT (O.R.B. 4873, PG. 380 – B.C.R.)" and "20' X 88' FLORIDA POWER & LIGHT EASEMENT (O.R.B. 4873, PG. 380 – B.C.R.)" depicted on 'ALTA/NSPS LAND TITLE SURVEY'.
  - a. Discuss existing "3' X 140' FLORIDA POWER & LIGHT EASEMENT (O.R.B. 4873, PG. 380 – B.C.R.)", which will overlap with proposed 10' x 15' (min.) permanent Water Easement dedication, and if FP&L has any restrictions in the easement that would not allow for the dedication.
7. 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.
  - a. Discuss encroachment of 'PROP MIXED-USE BUILDING (12 STORIES, 348 UNITS)...' structure within the existing "20' X 88' FLORIDA POWER & LIGHT EASEMENT (O.R.B. 4873, PG. 380 – B.C.R.)", and status of coordination with FP&L Staff.
  - b. Discuss encroachment of 'PROP 4" MASTER METER' and 'PROP 8" PVC WTR MAIN' utilities within the existing "3' X 140' FLORIDA POWER & LIGHT EASEMENT (O.R.B. 4873, PG. 380 – B.C.R.)", and status of coordination with FP&L Staff.
  - c. Sheets C-201 thru C-204 (Existing Conditions/Demolition Plan): Please label disposition of existing surface features and underground utilities.
    - i. More prominently show/label demarcation of where proposed paving improvements match existing grade, especially in vicinity of 'EXISTING CHURCH' and 'EXISTING BUILDING TO REMAIN (DAYCARE)' structures.
8. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
  - a. Please delete all references to 'N.G.V.D.' to help avoid confusion, including those depicted near lower right corner of 'MIXED-USE SOUTH ELEVATION' on Sheet A-3.02 (Mixed-Use Building Elevations).
9. Proposed structures shall not be constructed within existing or proposed right of way/dedications/ easements.
  - a. Please be advised that any encroachments within a State right-of-way requires agreement for private use of the State Right-of-Way per Rule 14-20, F.A.C.
10. 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 limits of proposed curb & gutter and 12' width public access sidewalk (i.e. within the adjacent US 1/N Federal Highway Right-of-Way, near south and north property boundaries of this development project), where abutting existing sidewalk to remain.
  - b. Regarding 5' width public access sidewalk that may be required within the adjacent NE 14 Court Right-of-Way (fronting this development project), please coordinate with UD&P Case Planner and DSD-Traffic Staff, and update plans as appropriate.
  - c. Regarding raising of existing seawall that may be required (i.e. along east property boundary of development project, abutting the adjacent 'MIDDLE RIVER'), please coordinate with UD&P Case Planner and/or DSD-Zoning Staff, and update plans if appropriate.
  - d. Sheets C-201 thru C-204 (Existing Conditions/Demolition Plan): Please label disposition of existing surface features and underground utilities.
  - e. Show/label disposition of existing on-site stormwater pipes that outfall at existing seawall along east property boundary of development project (i.e. abutting the adjacent 'MIDDLE RIVER'): 12" RCP/INV=1.37, 6" PVC (INV=1.92), 16" RCP/INV=-0.11, and 18" RCP/INV=-2.0(+/-).



- f. Show/label disposition of existing on-site stormwater pipe located near northeast corner of development property, that crosses north property boundary into adjacent private property (i.e. Parcel Address: 2106 NE 14 CT FORT LAUDERDALE FL 33304; Parcel Id: #494236140170; Owner: BOUZANQUET, CAROLINE; Legal: LAUDER GATE ISLES 28-17 B LOT 16 BLK A).
  - i. Discuss potential drainage impacts to that adjacent 'LOT 16' private property (if the existing downstream outfall pipe within the development property is to be removed), and coordinate potential mitigation with that 'LOT 16' property owner as appropriate.
11. 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. 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. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, are subject to the sight visibility requirements of those jurisdictions.
  - a. Provide and label FDOT sight triangle (per the most current FDOT Design Standards) for the proposed vehicular driveway access connection (i.e. westbound approach) to the adjacent US 1/N Federal Highway.
12. Clearly depict trash enclosure(s) on site plan.
  - a. Show truck turning movements entering and exiting the development site as required to serve the proposed dumpster enclosure/building as applicable.
  - b. Ensure sufficient height clearance is provided within the garage (if applicable) for truck access.
  - c. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system; in cases where a hard surface or drive which is adequate to support the combined full weight of the bulk container, the enclosure and service vehicles does not exist, a 10' wide hard surface extension directly in front of the bulk container shall be required for purposes of emptying the container.
13. Provide and label typical roadway cross-sections for the proposed development side of US 1/N Federal Highway; at each vehicular driveway access connection, and at landscape swale area (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show/label existing right of way boundary.
  - a. Provide and label typical section (to demonstrate harmonization) for east property boundary of development project (i.e. abutting the adjacent 'MIDDLE RIVER'), that depicts existing seawall and any proposed raising of existing seawall.
  - b. Provide and label typical section (to demonstrate harmonization) for each of the other north, south, east, and west property boundaries of development project.
  - c. Regarding 'PROP 6' WALL ALONG ADJACENT RESIDENTIAL (TYP)', 'PROP 5' WALL ALONG ADJACENT RESIDENTIAL (TYP)', and 'PROP FENCE TO TRANSITION TO 4' FENCE ADJACENT RESIDENTIAL (TYP)' shown/labeled along north property boundary, provide conceptual foundation detail for proposed walls and confirm that foundations are located entirely within development project (and do not encroach beyond development property boundaries).
  - d. Regarding 'PROP 6' WALL ALONG ADJACENT RESIDENTIAL (TYP)' that appears to conflict with existing 38' height 'OFFSITE' tree to 'REMAIN' (i.e. located just beyond west property boundary of development project, labeled as Tree #98 on Sheet L-1/Landscape Plan), discuss mitigation of adjacent proposed wall location and update plans as appropriate.
14. Please be advised that any permanent encroachment into existing or proposed City Right-of-Way (dedication or easement) is not permitted. Any permanent encroachment into other jurisdictions (i.e.



FDOT, BCHCED, etc.) Right-of-Way and perpetual easements shall be coordinated with those agencies and supporting documentation provided prior to engineering sign-off.

15. Per Ordinance No. C-22-34, sidewalk is required per section 25-62 "Requirements for New Development and Site Alterations".
  - a. Sheet C-301 (Overall Site Plan) & Sheet C-302 (Site Plan): Near northwest corner of development property, discuss feasibility of shifting location of existing fire hydrant that is depicted in middle of the proposed 12' width public access sidewalk (i.e. within the adjacent US 1/N Federal Highway Right-of-Way), and update plans as appropriate to mitigate possible tripping hazard for pedestrians (especially the visually impaired).
16. Label on Site Plan Data Table the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development.
17. For surface or ground-level parking lot layout:
  - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, and typical parking stall width/depth.
  - b. Per ULDR Section 47-20.5.C.3.a.i, on-site access drives (two-way travel) that do not directly abut parking spaces shall be 20' (min.) width, for this proposed development that is not multi-family, townhouse, or cluster development.
  - c. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
  - d. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
    - i. Sheet C-301 (Overall Site Plan), Sheet C-302 (Site Plan), & Sheet C-303 (Site Plan): For all 60-degree angled 'LAWN' parking stalls, revise configurations and dimensions such that they provide 18'-0" minimum clear length.
18. For all levels in the parking garage:
  - a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth (including ADA parking stall width/depth), as well as sloping floor and ramp grades.
  - b. Per ULDR Section 47-20.5.C.3.a.i, on-site access drives (two-way travel) that do not directly abut parking spaces shall be 20' (min.) width, for this proposed development that is not multi-family, townhouse, or cluster development.
  - c. 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.
  - d. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls.
  - e. 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.
19. 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. Verify with FDOT their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their Right-of-Way jurisdiction.



20. 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 buildings, 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.
  - a. Sheet A-2.00 (Mixed-Use Building Ground Level Floor Plan):
    - i. Regarding 'ELEVATORS' depicted adjacent to each ADA parking stall, discuss how they will serve both the 'GROUND FLOOR PARKING' area (i.e. +4.08' NAVD) and each 'ELEVATOR LOBBY AREA' (i.e. +9.00 NAVD), when the vertical differential between the two 'floors' is 4.92'.
    - ii. Since floor elevations shown for 'RETAIL' area (i.e. +7.58' NAVD) and 'MAIN LOBBY/ LEASING/SUPPORT AREAS' (i.e. +9.00' NAVD) are not consistent with Sheet C-403 (Paving, Grading, and Drainage Plan) that labels 'FFE 8.00' at exterior building doors, please reconcile and update plans as appropriate.
  - b. Sheet A-2.00 thru A-2.04 (Mixed-Use Building 7<sup>th</sup> Level Floor Plan): Depict any building doors that provide access between 'PARKING' area and adjacent 'CORRIDOR' areas.
  - c. Sheet A-2.10 (Mixed-Use Building Parking Levels 1<sup>st</sup> – 7<sup>th</sup>): For each '...LEVEL FLOOR PLAN' detail shown, label 'NAVD' floor elevation at the bottom and top of each sloping floor grade.
  - d. Sheet A-3.08 (Mixed-Use Building Conceptual Section): Regarding 'PARKING' area depicted on 'MIXED-USE BUILDING PARKING GARAGE AND POOL DECK SECTION', label 'NAVD' floor elevation at the bottom and top of each sloping floor grade.
  
21. 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.
  - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain on-site.
    - i. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
    - ii. Coordinate as appropriate with FDOT Staff for mitigation of additional runoff within their jurisdiction.
      1. Sheet C-401 (Overall Paving, Grading, and Drainage Plan) & Sheet C-402 (Paving, Grading, and Drainage Plan): Show/label existing 'GRATE INLET RIM=6.03'...' located within the adjacent US 1/N Federal Highway Right-of-Way (i.e. depicted on 'ALTA/NSPS LAND TITLE SURVEY') that is missing, and demonstrate the conceptual design intent to replace that inlet and connecting RCP's (to be ultimately coordinated with FDOT Staff) based on proposed relocated vehicular driveway access connection near southwest corner of development property; please reconcile and update plans as appropriate.
    - iii. Especially in vicinity of existing seawall along east property boundary of development project (i.e. abutting the adjacent 'MIDDLE RIVER').
    - iv. Sheet C-403 (Paving, Grading, and Drainage Plan):
      1. Since 'FFE 8.00' labels depicted at exterior building doors are not consistent with floor elevations shown for 'RETAIL' area (i.e. +7.58' NAVD) and 'MAIN LOBBY/LEASING/SUPPORT AREAS' (i.e. +9.00' NAVD) on Sheet A-2.00 (Multi-Use Building Ground Level Floor Plan), please reconcile and update plans as appropriate.
      2. In vicinity of 'PROP SWALE BOTTOM VARIES – 0.25' BELOW EDGE OF PAVEMENT GRADE' (i.e. along portion of east property boundary of development project,



near the proposed pedestrian walkway area adjacent to existing 'MIDDLE RIVER' seawall), it appears that proposed swale grades (ranging from 5.25' to 6.75') are approximately 2' to 3.5' higher than corresponding top of existing seawall grades; please revise plan with additional proposed spot elevations to reconcile the vertical grade differential.

b. Stormwater Management Report:

- i. Page 4: For the 25-Year, 3-Day Storm Event, please demonstrate that the 'Post Development Stage' is equal to or less than the 'Pre-Development Stage', or revise and resubmit all affected plans showing the perimeter grade (including entrance and exit driveways) at or above the 25-Year, 3-Day 'Post Development Stage'.
- ii. Page 11: Regarding the 'Trench Length for Water Quality Requirements' shown using conservative design formula to calculate the proposed length of exfiltration trench (i.e. where the saturated depth of trench is greater than the non-saturated depth of trench, per SFWMD criteria), please confirm accuracy of that calculation, including ensuring that 'H<sub>2</sub>' value (i.e. effective head on the saturated surface) is being used instead of 'H' value as labeled (i.e. which is the total trench depth 'D<sub>u</sub> + D<sub>s</sub>').

22. Please email [PLAN@FORTLAUDERDALE.GOV](mailto:PLAN@FORTLAUDERDALE.GOV) to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).

- a. Overlay water and sewer plans with all existing and proposed utilities (utility type, material, slope, and size) on civil and landscaping plans for potential conflicts.

23. Conceptual Water and Sewer (W&S) Plans:

- a. Proposed configuration for sanitary sewer laterals, cleanouts, and connections to City sewer main / manhole as shown on the plan are not allowed per City standards. Please follow City guidelines and refer to standard details.
- b. Per City standards, double valves shall be used at all tapping locations for any water service connection 4 inches or larger.
- c. The proposed fire connection must have a separate tap/connection to a City main.
- d. The proposed water meter inside the property boundary (Sheet C-503) will not be serviced/installed by the City. Please label meter as private.
- e. Label the City water main and sewer showing the size and material.
- f. Label all pipes proposed inside private property with "private" include length, material, diameter.
- g. Show profiles for proposed water/sewer utilities within the ROW/easements showing separation information in accordance with FAC Rule 62-555.314.
- h. Project as shown may trigger a water main extension and/or a sewer main extension. Please review Broward County and FDEP regulations if applicable.

24. Conceptual Paving, Grading, and Drainage (PGD) Plans:

- a. Outfalls
  - i. Existing outfalls are shown on (Sheet C-204 and C-203): A 6-inch PVC, 18-inch and 16-inch RCP outfalls discharging into Middle River.
    1. Outfalls are not shown on proposed drainage plans.
    2. Demolition plans do not show if outfalls are to be removed.
- b. C-203 shows a 12-inch RCP system draining from adjacent properties to the north of property boundary. Please explain how the removal of drainage system will not affect the adjacent properties.
- c. Include an erosion and sedimentation prevention plan showing all pertaining BMPs to prevent any sediment runoff into the river, including turbidity curtain placements on all outfalls.



- d. Sheets C201,202 & 203-Demolition plans
  - i. Add notes on what will be demolished.
25. Show and label all existing and proposed utilities (utility type, material and size) on Conceptual Civil and landscaping plans for potential conflict, especially within the adjacent US 1/N Federal Highway Right-of-Way (per City Utility Atlas Maps).
  - a. A minimum 5 feet and 10 feet clear horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the proposed development); ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
  - b. Any new trees (located within or adjacent to City Right-of-Way and/or Easements) 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.
  - c. Along adjacent US 1/N Federal Highway Right-of-Way frontage, coordinate with FDOT to show/label existing 30" RCP, 18" RCP, 15", etc. stormwater pipes (utility type, material and size) on civil and landscaping plans for potential conflict.
  - d. Label the existing City water main and sewer showing the size and material (within the adjacent public Right-of-Way).
  - e. Dimension clear horizontal offsets between proposed landscape trees and existing and proposed City utility infrastructure.
  - f. Show/label all existing Utility Easements, including "3' X 140' FLORIDA POWER & LIGHT EASEMENT (O.R.B. 4873, PG. 380 - B.C.R.)" along west property boundary of development property, and "20' X 88' FLORIDA POWER & LIGHT EASEMENT (O.R.B. 4873, PG. 380 - B.C.R.)" near southwest corner of development property, on landscaping plans for potential conflict.
  - g. Show/label proposed 10' x 15' (min.) Water Easements abutting FDOT Right-of-Way boundary, on landscaping plans for potential conflicts. Please coordinate with City's Public Works Department to determine to what extent any proposed landscape trees, irrigation, etc. will be allowed within the Water Easements.
26. 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.
27. 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.
28. Provide a Maintenance Agreement Area Exhibit, which depicts a visual representation of the area within the public Right-of-Way (i.e. adjacent to the proposed development) to be maintained in perpetuity by the Applicant. Label the adjacent US 1/N Federal Highway Right-of-Way as FDOT, as well as label all proposed improvements, including landscaping, irrigation, etc. that will be maintained by the Applicant throughout the life of the proposed improvements.
29. 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 Department for Maintenance of Traffic.



30. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>
31. 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-S25059

**CASE COMMENTS:**

Please provide a response to the following.

1. Provide ISA Certified Arborist report for all specimen-size trees (Large: 18+ " DBH; Medium: 13+ " DBH; Small: 8+ " DBH) as per ULDR 47-21.6.A.2.i. (#3, 9, 28, 30, 33, 38, 39, 40, 53, 65, 73, 82, 83, 87, 88, 91, 93, 94, 95, 98). 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.
2. Proposed specimen tree removal (#33) would require 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 (i.e. Functional Replacement Method - Trunk Formula Technique) as per ULDR 47-21.15.G.10. Please provide.
3. For proposed specimen-sized tree removals please provide a narrative response per 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.
4. Trees #22-27, 35-37, 43-46, as numbered on submitted Tree Disposition Plan (Sheet TD-1), are potential shared trees with adjacent properties as illustrated per this plan and ALTA/NSPS Land Title Survey. Proposed removal of shared trees shall require the applicant to submit a notarized letter(s) of approval from the respective adjacent property owner(s), or authorized agent(s). Please provide approval letter(s) as applicable, or signed and sealed survey of showing precise location of existing trees per ULDR 47-21.6.A.1.
5. Verify that mitigation equivalent replacement and value on Tree List Plan, sheet TD-2, has been calculated correctly per the City's amended Tree Preservation Ordinance (ULDR 47-21.15.G). Please revise as applicable.
6. For neighborhood compatibility, a ten-foot landscape strip shall be required to be located along all property lines which are adjacent to residential property. Such landscape strip shall include trees, shrubs and ground cover as provided in the landscaping and parking restrictions provisions of ULDR Section 47-21. 14.A.9. The width of the landscape area shall extend to the property line. The tree requirements for the bufferyard are in addition to trees required to be installed to comply with general tree planting requirements and trees required for a VUA and include a minimum of one (1) tree for every three hundred (300) square feet or fraction thereof of bufferyard area. 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.



7. As per ULDR 47-23.8.B.1, a twenty-foot landscape yard is required adjacent to the existing bulkhead line and shall not be used or developed for any purpose other than landscaping and the minimum amount of driveways or walkways, unless specifically approved by the planning and zoning board. Building architectural features appear to encroach. Please advise.
8. Landscape materials within and/or encroaching 10 feet from the wet face of the seawall not to impede visibility between 30 inches and 8 feet. Please propose trees and palms at a minimum 8 feet canopy height clearance, and other landscape materials are to be maintainable at a height not to exceed 30 inches. Illustrate 10' measurement requirement on landscape plans.
9. Provide street trees in the right of way swale area, as per ULDR 47-21.13. B.16, along NE 14<sup>th</sup> Court. 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. 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.
  - a. 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.
10. Fences facing the street ROW (NE 14<sup>th</sup> Court) are required to be setback a minimum of 3 feet from the property line and must be planted with continuous hedges, shrubs, groundcover, AND trees in that area between property line and fence. These plantings shall be planted between the street and the property line as per ULDR 47-19.5. C.2.
  - a. Hedges and shrubs may be 2 feet tall planted 2 feet apart.
  - b. Groundcover may be 6 inches tall planted 6 inches apart.
  - c. Trees may be standard or flowering at 10 feet tall, or palms at 8 feet clear trunk, planted an average of 1 tree per 20 feet or portion thereof.
  - d. Please specifically note and illustrate this on plans.
11. Illustrate and label the horizontal clearance from tree trunk to edge of existing and proposed underground utilities on the landscape plan. 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.
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 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. No development agreement has been executed, and comments have been generated based on existing zoning district requirements. 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?nodemd=UNLADERE\\_CH47UNLADERE\\_ARTIIIDERE\\_S47-21LATRPRRE](https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodemd=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. 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-S25059

**CASE COMMENTS:**

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180 degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking, hallways and common areas. It should be capable of retrieving an identifiable image of a person.
10. Emergency communication devices should be placed in the parking garage, pool, dock, and common areas. These should be easily identifiable and accessible.
11. Light reflecting paint should be used in parking garage to increase visibility and safety.
12. All restricted areas and resident only areas should be access controlled and labelled as such.
13. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
14. Parking garage should have access control separating private residential parking from public access parking.
15. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
16. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders
17. Due to the size and scope of the development, full-time security should be employed.

**GENERAL COMMENTS:**

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-S25059

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
6. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
7. Service Days shall be per the City's residential routing schedule.
8. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
9. Indicate how the truck will service this compactor.
10. Solid waste collection shall be from a private loading dock.
11. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
12. Containers: must comply with 47-19.4
13. 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.
14. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 13,14,15. .
15. Recommend trash chute accommodate recycling.
16. Draw equipment on the plan to show it will fit in trash room.
17. 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.
18. 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](mailto: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-S25059

**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](mailto:BDA@fortlauderdale.gov) .

**General Comments:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Additional information is required to properly evaluate the Developer's plans.

Please consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.



Case Number: UDP-S25059

**CASE COMMENTS:**

1. Per the submitted traffic impact statement this proposed development will generate over 1,000 Daily trips thus requiring a traffic study. The proposed methodology is acceptable but add the 95<sup>th</sup> percentile queues of the studied signalized intersections in a table form.
2. Provide the FDOT pre application access management letter.
3. Provide confirmation from FDOT and Broward County on whether a right of way dedication on Federal Hwy is required to meet the Broward County Trafficways plan minimum roadway width requirement.
4. Per section 47-20.3 of the city of Fort Lauderdale ULDR Residential development outside of a Regional Activity Center (RAC) is not eligible for parking reduction. This proposed development is located outside of a RAC thus a parking reduction for the proposed residential use cannot be granted
5. 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.
6. As proposed, the site does not meet the minimum parking requirements per Section 47-20 of the city of Fort Lauderdale ULDR. If the parking demand cannot be met on site, the total unit count will need to be reduced since residential developments outside a regional activity center cannot apply for a parking reduction.
7. 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.
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-S25059

**CASE COMMENTS:**

Please provide a response to the following:

1. Applicant has submitted this site plan application, Case UDP-S25059, based upon the submittal of a development agreement pursuant to State Statute 163.3220, Florida Local Government Development Agreement Act, which contains the specific regulations applicable to the property. Be advised that the site plan application cannot proceed in the review process until such agreement has been reviewed and approved by the City Commission.
2. Pursuant to State Statute 166.04151(6), the applicant has submitted a development that contains affordable housing on property owned by a religious institution and has demonstrated that 10% of the units will be affordable units. The specific affordable housing restrictions will be outlined in the development agreement.
3. 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 **July 8, 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.
4. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant shall provide notice to via mail or electronic mail to the recognized civic association within 300 feet of the proposed development notifying the date of the DRC meeting with such notice being sent minimum 21 days prior to meeting.
5. Staff recommends the applicant utilize the City's existing public participation process outlined in Section 47-27, Notice Procedures for Site Plan Level III and IV application. This could include a public participation meeting(s) a minimum of 30 days or more prior to City Commission review of the development agreement. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, provide a written report letter to the Development Services 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 the public participation meeting(s).
6. The site is designated Low-Medium (8) Residential and Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
7. 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.
8. Provide a Phasing Plan in the plan set that includes the building(s) to be developed for each phase and the area of improvements associated with each phase.
9. 1400 N. Federal Highway has been identified as a potential historic landmark in a recent Architectural Resource Survey and has been documented through a Florida Master Site File Historic Structures Form (FMSF Number: BD10812). Prior to demolition of the existing structures located to the south of the main sanctuary, provide color photos of the exterior and interior of the structures to Historic Preservation staff, Trisha Logan (tlogan@fortlauderdale.gov) to be included in the FMSF documentation that is held by the State of Florida's Historic Resources Division.



10. The residential lots adjacent to NW 14 Court are zoned Residential Single Family/Low Medium Density (RS-8) district. As proposed, the site plan indicates this area for parking, which parking is not a permitted use in RS-8. The site plan indicates the area will be grass parking, fenced, and contain lighting, which all must meet the ULDR.
11. As proposed, the building design is large in scale and mass as compared to other similar projects in the surrounding context. The building footprint is consolidated into the southeast corner of the property with little space to shift in order to meet regulations such as the 20-foot waterway yard, and the layout results in a larger, boxed-shaped building. Furthermore, the building lacks sufficient setback along the river to mitigate the building mass from the residential neighborhood across the river. In addition, all the balconies are designed as projecting from the building face with no recessed balconies to provide articulation and relief of the building's boxed-shaped appearance. Staff recommends the applicant address the following; (1) reduce the building presence along the river by providing a significant setback above the fifth level, (2) shift the building and balconies out of the waterway yard requirement of 20 feet, (3) recess at least 50% of the balconies on each façade, (4) enhance the building corners and roofline with varying angles, (5) provide for higher quality building material on the lower levels facing the river and church, and (6) enhance the garage screening facing west.
12. Add the following to the narratives:
  - a. A building mass analysis that compares the proposed project with the surrounding context including other development along Middle River. The analysis should contain mitigation measures to reduce the impact of the building and reflected in the plan set. As proposed, the applicant is requesting a 120-foot building height whereas the CF-HS zoning district limits to 35 feet.
  - b. Clarify income levels for the affordable units provided in the proposed mixed use building.
  - c. Discuss operation of restaurant within the mixed use building.
  - d. Parking strategies for school and daycare uses.
  - e. Height of existing residential buildings along the river and width of waterway at those locations.
13. The overall design of the mixed use project does not meet waterway use requirements for enhancing the scenic quality of this narrow portion of the Intracoastal Waterway. The building design lacks 1) cohesive design that blends the parking garage into facades, 2) articulation and changes in massing, and 3) variety of building materials.
14. Provide the following changes to the elevations for the mixed use building. See design examples at the end of this comment report.
  - a. Line parking garage with habitable space. Where liner uses are not possible, ensure screening is made of high-quality, durable materials.
  - b. Add setback on east façade to reduce impact of massing on waterway.
  - c. Add corner feature to northwest corner.
  - d. Add design features that distinguish the eastern portion of the building from the western portion and create the impression that there are multiple buildings.
  - e. Reconsider archway features on first floor and incorporate other design features that exist in the church's historic architecture such as the brise soleil features or buttresses.
  - f. Use a variety of materials on the upper floors. Provide photorealistic images of materials including balcony dividers, wood-look aluminum slats, and material use around arches.
  - g. Replace artificial green wall with spandrel glass or other material that does not require frequent maintenance.
  - h. Incorporate setbacks on northern and eastern facades to reduce massing and impact on waterway and neighboring church structure.
  - i. Incorporate more elegant material for balconing railings.
  - j. Add thicker, more prominent cornice to roofline to soften their appearance.

- k. Add active uses and or windows to the west elevation.
15. Provide the following changes to the elevations for the church accessory building:
  - a. Label all materials on building facades.
  - b. Reduce use of scored stucco and add a variety of high-quality materials.
  - c. Add prominent cornice to roofline.
  - d. Relocate fenced areas away from waterway.
  - e. Consider additional design features that are incorporated elsewhere on the building on the north and west elevations such as building mass changes and awnings.
16. Provide the following changes to the site plan:
  - a. Provide wider setback from waterway and a minimum twenty (20) foot yard adjacent to the existing bulkhead line per ULDR Section 47-23.8, Waterway use. As proposed the building encroaches into this yard.
  - b. Provide for a loading and trash collection area. Show how garbage trucks will enter and exit with depicted truck maneuvering.
  - c. Show fenced areas and label uses as shown on east façade of church accessory building.
  - d. Add parking for the church, school and daycare uses within the proposed parking structure.
  - e. Add bicycle parking and storage in the parking garage, a minimum of 1 space per 20 units should be provided.
  - f. Provide for linear pathway around the project for resident recreation use.
  - g. Provide site decorative elements along Federal Highway that create a sense of place such as creative pedestrian bollards, tree illumination, public art, etc. See image examples at the end of the comments.
17. Provide the following to site plan data tables:
  - a. Expand the site data to include all standards under the current zoning and list proposed for this project.
  - b. Expand the open space calculations and provide a graphic in the plan set depicted such.
  - c. Add bicycle parking to the data.
  - d. Parking ratio for daycare and school.
18. Provide the following on landscape plans:
  - a. Include canopy trees along USI to enhance the pedestrian experience to meet Landscape and Open Space requirements of ULDR Section 47-18.21, Mixed Use.
19. Provide a shadow study indicating shadows at 9 am, 12 pm, and 4 pm for the Winter Solstice (December 22) and Spring Equinox (March 21). Indicate property lines and indicate shadow spillover beyond property lines. Study must be in context and scale with the surrounding area, and should show adjacent lots, streets, neighboring buildings, pools, etc.
20. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures, all rooftop mechanical equipment, stair and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. The proposed project does not meet this requirement. Additional screening and tower top design are needed.
21. Ensure the renderings accurately depict the project design.
22. Provide verification statement on all provided renderings as follows: "This 3-dimensional representation of the proposed development is true and accurate relative to the height, width and length of any adjacent or proximate existing structures."



23. Please provide total park impact fee amount due. Park impact fees are assessed and collected be found at: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/dsd-fee-schedules/park-impact-fee-calculator>
24. 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 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.
25. The Final DRC Certificate of Compliance will contain the following conditions unless the development agreement contains conditions otherwise:
- Per ULDR Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, the applicant is required to record an Affordable Housing Development Agreement in the property records of Broward County prior to building permit issuance.
  - Per Section 47-23.16.D.2, Affordable Housing Development Agreement and Deed Restriction, the applicant is required to record a deed restriction for no less than thirty (30) years, beginning on the date the certificate of occupancy is issued for the affordable housing units.
  - Per Section 47-23.16.D.6, Annual Affidavit, the Applicant shall provide an annual affidavit certifying rental affordable housing units are leased to eligible persons or households. The affidavit shall state the number of units required to be set-aside, required income levels, the monthly rent for each unit, monthly income for tenants of each affordable unit, and other information as required by the City.
  - The applicant shall provide the Development Services Department Director or designee notification of transference of title via certified mail, including updated owner and management company contact information, and a notarized letter between the seller and purchaser, stating the purchaser has received a copy of the recorded affordable housing development agreement.
26. 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. For example, minimum floor elevations may require stairs, ramps, and other elements that would impact the overall site plan design. 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.
27. 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.

28. 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.
29. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Please schedule an appointment with the case planner (Lorraine Tappen, [LTappen@fortlauderdale.gov](mailto:LTappen@fortlauderdale.gov)) to review project revisions and/or to obtain a signature routing stamp.

30. Additional comments may be forthcoming at the DRC meeting or after comment responses are received.

**Design Examples**

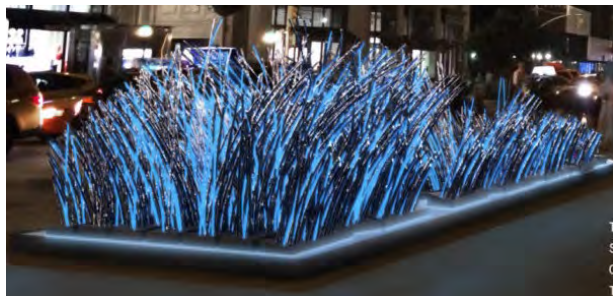
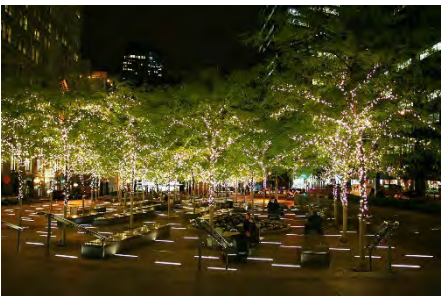
***Building Articulation, Building Corner Design, Materials***

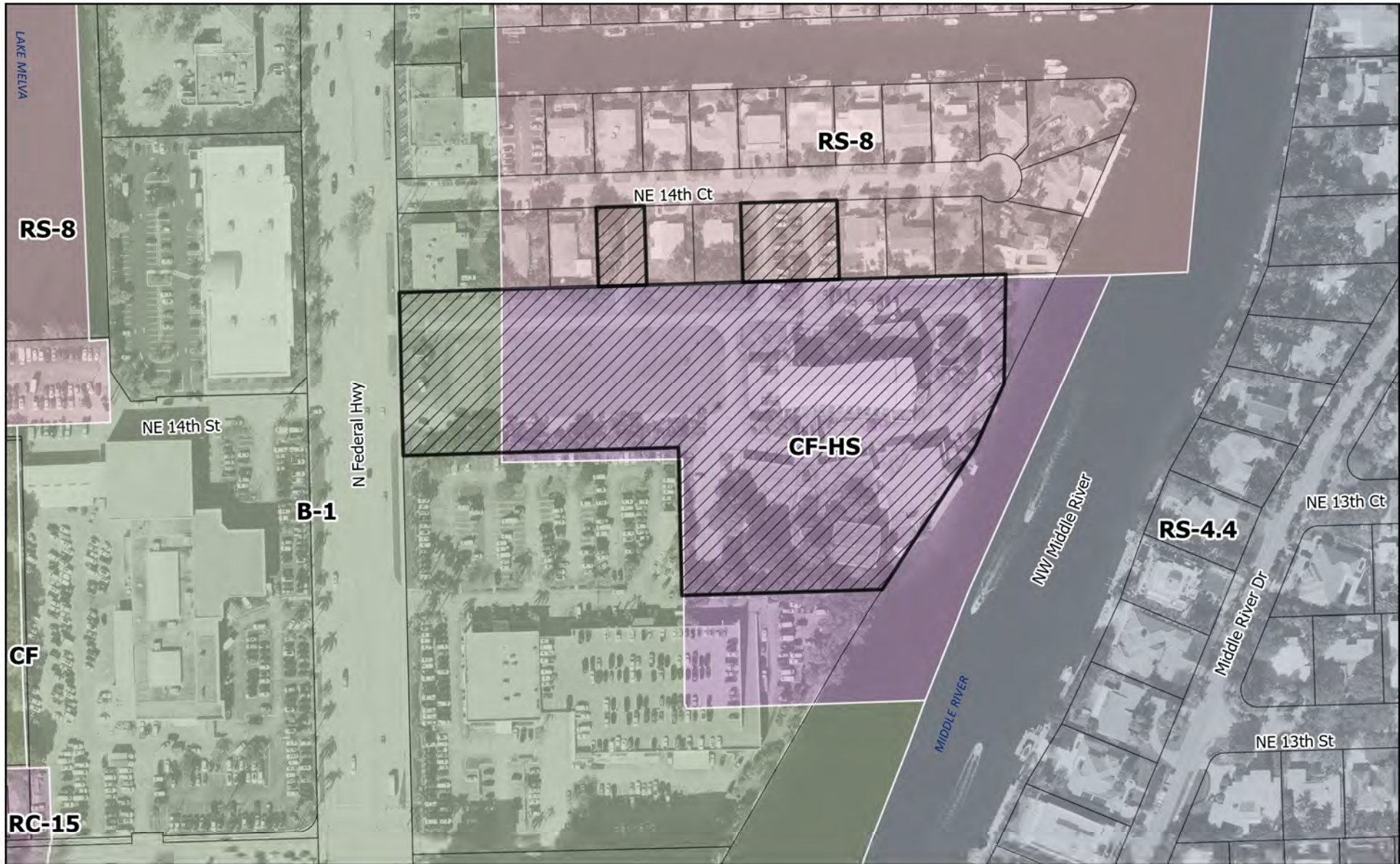


**Parking Podium Screening**



**Sense of Place Examples**





**UDP-S25059**

**Legend**

- Fort Lauderdale Municipal Boundary Line
- Subject Site

300  
Feet

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GRAPHIC SCALE

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