

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S26007



CITY OF FORT LAUDERDALE



CASE INFORMATION

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| CASE | UDP-S26007 |
| PROJECT NAME | Marlowe Cypress Creek |
| APPLICATION TYPE | Site Plan Level II |
| APPROVAL LEVEL | DRC, City Commission Request for Review |
| REQUEST | Four (4), New Residential Buildings With 310 Units, And 2,817 Square Feet of Restaurant Space Inclusive of 483 Square Feet of Outdoor Seating |
| APPLICANT | Pinnacle Corporate Park, LLC |
| AGENT | Robert Lochrie, Lochrie and Chakas, P.A. |
| PROPERTY ADDRESS | 500-550 NW 62 Street |
| ABBREVIATED LEGAL DESCRIPTION | Sixteen Six Properties 114-3 B Parcel A |
| ZONING DISTRICT | Heavy Commercial/Light Industrial Business (B-3) District |
| EXISTING LAND USE | Uptown Urban Village Transit Oriented Development |
| COMMISSION DISTRICT | 1 – John Herbst |
| NEIGHBORHOOD ASSOCIATION | N/A |
| SUBMITTED | December 26, 2025 |
| COMPLETENESS ISSUED | February 27, 2026 |
| STATE STATUTE 166.033 EXPIRATION | June 27, 2026 (120 Days) |
| CASE PLANNER | Michael P. Ferrera, Urban Planner II |

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.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City’s online citizen’s portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.
3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
4. Provide building construction type designation per Chapter 6 of the 2023 FBC.
5. Specify fire-resistance rating requirements based on building separation and construction type per Tables 601 and 705.5 of the 2023 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC
8. Designate Fair Housing Provisions per FBC Accessibility volume.
9. Show that exits stairways discharge directly to the exterior of the building leading to the public way FBC 1028.
10. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume.
11. Provide accessible route connecting accessible parking spaces to building entrances per the 2023 FBC Accessibility volume.
12. Per Section 1011.12 of the FBC, one stairway shall extend to the roof surface in buildings four or more stories above grade plane.
13. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.
14. 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.
15. 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-S26007 - (Mixed-Use Development– 500 NW 62 ST)

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. Based on the Traffic ways map 156' is required. Verify with the County that additional is or is not required on Cypress Creek Road (NW 62 ST) to meet trafficways.
2. Sheet C3.1 Proposed private sewer encroaches into County ROW. County Approval to be confirmed.
3. Trash enclosure on site plan.
 - a. 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. A concrete apron shall also be placed entirely on private property.
 - b. Should dumpster be required to have a drain per ULDR Section 47-19.4.D.7, drain shall be connected to a grease traps, oil / sand separators prior to connection to sanitary public system. Also, the drain shall be protected from stormwater inflow from a 100-year design storm event.
4. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
5. Please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show all existing City utilities and easements (water, sewer, force main, and stormwater utilities) in proposed engineering plans (existing conditions/demolition, stormwater pollution prevention plan (SWPPP), site, grading, utility, drainage, and all other applicable civil plan sheets).
 - 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.
6. Conceptual **Water and Sewer (W&S) Plans:**
 - b. The survey provided does not show an existing utility easement on the west side of the property along the 8-inch water main; In this case the point of service for the property would be the existing right-of-way on Cypress Creek Road. All meters for the entire development should be placed abutting the right-of-way/property line. If a utility easement exists, please provide revised survey.
 - c. Provide W&S plans that include all proposed utilities and existing utilities. Call out disposition of existing utilities if applicable.
 - d. The existing pump station appears to be a private pump station; all infrastructure related to the facility should also remain private and not in a City utility easement.
 - i. The force mains/gravity mains labeled as "public". Please differentiate between City or Broward County ownership.



- ii. Please provide documentation if ownership is not as shown on City Atlas.
 - iii. Private lift station and extended sewer will require FDEP and Broward County approval; submit agency's applications via an Outside Agency Approval record for City signature
 - e. Separate Utility Service Applications are required for:
 - i. Domestic/ Irrigation water service connections 4" and larger
 - ii. Fire service connections 2" and larger
 - f. Show profiles for proposed water/sewer utilities within the ROW/easements showing separation information in accordance with FAC Rule 62-555.314.
7. Conceptual **Paving, Grading, and Drainage (PGD) Plans:**
- g. Provide PGD plans that include all proposed utilities and/or changes to existing utilities.

Existing Stormwater Asset Map possibly affected by the Proposed Development

- 8. 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.
- 9. 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.

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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CASE COMMENTS:

Please provide a response to the following.

1. Provide ISA Certified Arborist report for specimen-sized trees (Large species: 18+” DBH; Medium: 13+” DBH; Small: 8+” DBH) as per ULDR 47-21.6.A.2.i. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report shall reference the tree survey or tree disposition sheet with numbered tree, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height for trees, clear trunk height for palms, condition rating as a percentage, and a written assessment of existing tree characteristics explaining how and why the above information was reached. This report may also provide descriptive information on recommendations for prescriptive tree maintenance activities.
2. Verify that mitigation equivalent replacement and value on Tree Disposition Schedule, sheet L-203, has been calculated correctly per the City’s amended Tree Preservation Ordinance (ULDR 47-21.15.G). Please revise as applicable.
3. Per 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. 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.
5. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8’ radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

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

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.
 - b) Provide Structural Soil Detail and composition.
6. 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.
7. 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.

8. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan, as per civil and site plans. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Please revise if in conflict.
9. 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.
10. 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. Provide separate Plumbing sub permit application for irrigation. Irrigation plans are required at time of Building permit submittal. Plans are to be in compliance with ULDR 47-21.6. A.11 and 47-21.10. Note that planting areas are to be irrigated on a separate zone than the turf areas so that once the plants are established, that particular zone can be shut off based on the season. The overall goal is to decrease water use through irrigation. Plant material must be grouped together based on watering needs (hydrozone) and turf areas must be limited and/or consolidated to less than 50% of the landscaped area. Illustrate hydrozones on planting plan and include calculations in table.

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CASE COMMENTS:

Please provide a response to the following:

1. Residential Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole if it is a solid door or does not have a sidelight panel area as defined in Section 768.0706(2)(a)(7) FSS.
2. All dwelling entry doors should be equipped with at least a one-inch deadbolt as defined in Section 768.0706(2)(a)(4) FSS.
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. All Lighting should conform to IES and CPTED standards and illumination requirements as defined by Section 768.0706(2)(a)(2) FSS.
7. The parking area should be illuminated at an intensity of at least an average of 1.8 fc per square foot at 18 inches above the surface from dusk until dawn or controlled by a photocell or similar electronic device that provided light from dusk until dawn. The same should be applied to areas surrounding public transportation access points on the property.
8. Walkways, laundry rooms, common areas, and porches should be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provides light from dusk until dawn.
9. Any fencing should follow CPTED guidelines and is preferable when compared to solid walls which limit visibility and natural surveillance.
10. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
11. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool. Locked gates with key or fob access along pool fence areas are mentioned in Section 768.0706(2)(a)(6) FSS.
12. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways, mail rooms, and common areas, as well as any public transportation access points on the property and any bicycle storage areas. It should be capable of retrieving an identifiable image of a person. Footage should be retrievable for at least 30 days per Florida State Statute 768.0706(2)(a)(1).
13. Emergency communication devices should be placed in the parking garage, pool and common areas. These should be easily identifiable and accessible.
14. Light reflecting paint should be used in parking garage to increase visibility and safety.
15. All restricted areas and resident only areas should be access controlled and labelled as such.
16. Proper wayfinding signage should be placed throughout the property to allow for fluid vehicular and pedestrian travel between residential and commercial areas.



17. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
18. The parking garage should have access control separating private residential parking from public access parking.
19. The residential parking garage entry should be equipped with high-speed gates or crossbars, or in ground spikes to prevent unauthorized intrusion or "piggy-backing."
20. 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.
21. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders
22. 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.



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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be 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. Solid waste collection shall be from a private loading dock.
10. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).
11. Containers: must comply with 47-19.4
12. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strength apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
13. 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.
14. Recommend trash chute accommodate recycling.
15. Draw equipment on the plan to show it will fit in trash room.
16. 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.
17. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.



- *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
- *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS

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

Please provide specific details of solid waste and recycling collection per building

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CASE COMMENTS:

Please provide a response to the following:

1. Per 47-25.2. B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.
2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.
3. Please review Chapter 1, Section 118 of the Florida Building Code, Broward County Annex.
4. Please review Florida Statute 633.202 (18).
5. The City and County FCC license holders will require multibuilding developments to utilize a campus style BDA system with one primary amplifier with a donor antenna and remote amplifiers at each additional building connected to via fiber or copper to the primary.
6. 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.



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CASE COMMENTS:

1. Provide confirmation from Broward County on whether a right of way dedication on Cypress Creek Rd is required to meet the Broward County Trafficways plan minimum roadway width requirement.
2. Provide a survey showing the right of way widths from the centerline of Cypress Creek Rd to the property line.
3. The methodology for the proposed Traffic study is acceptable.
4. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, vertically stacked, tandem, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
5. Bicycle parking is required per Table 1 of section 47-37B.6 of the City of Fort Lauderdale ULDR. After reviewing the plan set it does not appear bicycle parking is being proposed site, incorporate the minimum bicycle parking requirements to the site and place the bicycle parking proportionally to around and in each building.
6. In the parking data table, include the proposed bicycle parking count and provide label for short-term and long-term parking.
7. Provide the parking analysis justifying the proposed ITE parking rates. Include the rate in the parking data table. In the analysis, include the ITE parking rate sheets. Parking. Off-street parking requirements provided in Section 47-20.2, may be reduced for any use proposed in the PDD subject to the criteria provided in Section 47-20.3.A.5, Reductions and Exemptions criteria. All parking reductions to be granted must be based on an identifiable plan to mitigate all negative impacts which may be associated with such reduction. Parking requirements shall be project-driven and may be reduced proportionally to the degree that shared uses, pedestrian connections, and other modes of transportation provide alternatives to vehicular trips.
8. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. The minimum inbound stacking requirement is two stacking spaces, the minimum outbound stacking requirement is one stacking space.
9. 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.
10. 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.
11. 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.
12. Additional comments may be provided upon further review.



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CASE COMMENTS:

Please provide a response to the following:

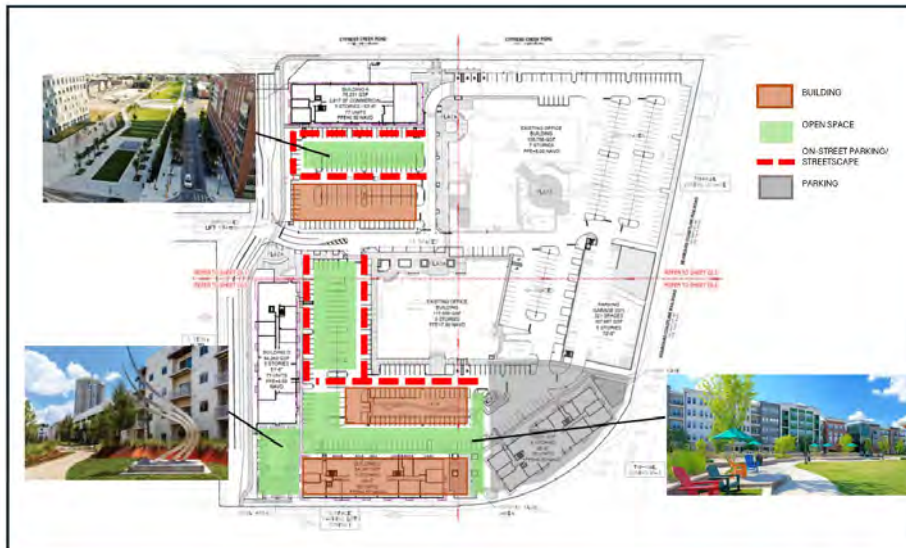
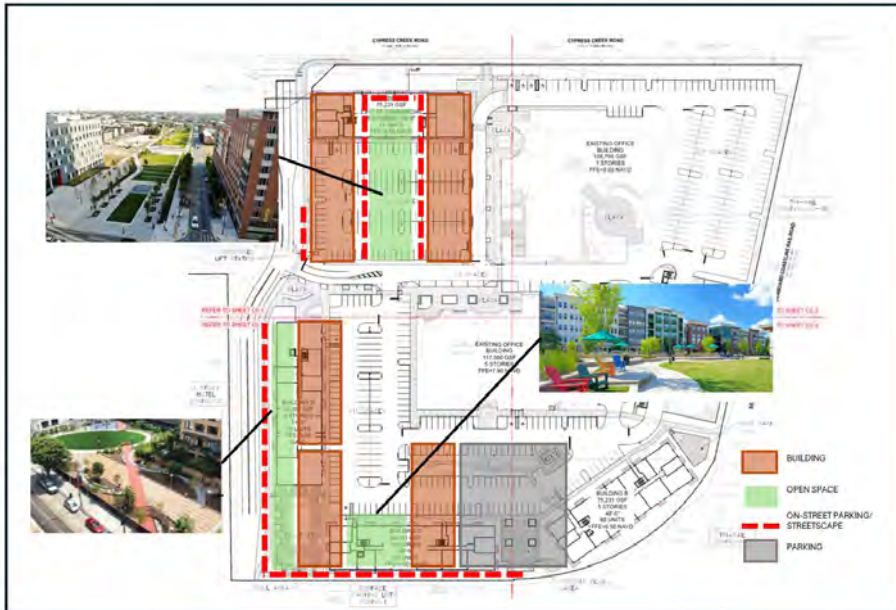
1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services 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). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the case file. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
2. Pursuant to Section 47-37B.3.B, Development Permits and Approval Process, applicants seeking Alternate Design Solutions are subject to City Commission approval and the applicant is responsible for all public notice requirements. As proposed, the lack of building placement along Cypress Avenue and street hierarchy along NW 6th Way does not meet the Uptown urban Village Master Plan and Unified Land Development Regulations (ULDR) requirements. Therefore, the project is requesting two Alternate Design Solutions.
3. Pursuant to the City's Comprehensive Plan, the site is designated Uptown Urban Village – Transit Oriented Development on the City's Future Land Use Map. The proposed use is permitted in this designation with the inclusion of 15% set aside of affordable housing units. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Pursuant to the City's Comprehensive Plan, the City monitors and tracks development in the Uptown TOD. Be advised that development in the TOD is allocated at the time of site plan approval on first come, first serve basis.
5. Be advised that there is a rezoning application being processed by the City on behalf of the applicant to rezone the property from Heavy Commercial/Light Industrial (B-3) District to Uptown Urban Village Southeast (UUV-SE) District. In addition, the City is processing a land use amendment and ULDR text amendment for the UUV-SE zoning district regarding the permissibility of residential uses in the UUV-SE. Please note, that the proposed site plan application has been reviewed based on the proposed amendments to the UUV-SE zoning regulations and site plan cannot be approved until such amendments are adopted by the City Commission.



6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
7. Provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator>.
8. 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.
9. ULDR, Section 47-38C, this project is subject to the requirements of Broward County Public School Concurrency. The applicant shall notify the School Board Superintendent or designee of this proposal and obtain a Preliminary School Capacity Availability Determination (SCAD) from the School Board. Prior to final DRC approval, or confirmation from the School District that the development is exempt or vested from the requirements of public school concurrency is required.
10. Pursuant to Section 47-37B.3.B, Development Permits and Approval Process, the proposed project is requesting two (2) Alternate Design Solutions related to the street hierarchy, and building placement along Cypress Creek Road, which require review and approval by the City Commission. Provide details regarding the specific reasons for each deviation and how the design intent is being met.
11. Pursuant to Section 47-37B.3.D, Development Monitoring and Affordable Housing, requires a 15% set aside with a 30-year restriction to remain affordable. Applicant will be required to construct 47 affordable housing units within the project and provide copies of recorded restrictions prior to issuance of certificate of occupancy.
12. During preliminary development meetings, various site plan design options were presented to staff where staff indicated that the design did not appear to meet the Uptown vision. As proposed, the project does not meet the overall design intent for an urban village that promotes high quality building design, improves connectivity and mobility in the area, emphasizes the pedestrian experience over cars, and results in a transit-supportive built environment. Revisions are necessary to better align the project with the overall design intent which includes the following: (1) site layout, (2) open space, (3) street hierarchy, and (4) building design. The site layout and design are reflective of a suburban garden apartment development with multiple buildings separated by expansive surface parking and lacks several key design requirements for Uptown. Additional articulation is needed throughout the structures, including extending corner treatments beyond the existing roofline, incorporating more substantial wall offsets, varied roofline heights, and a broader set of architectural elements to break up the massing and strengthen visual interest. Emphasis shall be placed on all corners facing Cypress Creek Road, NW 6 Way and the portion facing NW 59 Court. Staff has commented more specifically in the comments herein and the images below provide examples on design.



- a. **Site Layout** UMP, Master Plan Framework 4.4, future development shall be designed in a manner that promotes a transit-supportive layout with minimal surface parking areas, pedestrian-friendly streets and connections with buildings that have active ground levels in a grid-built pattern. The proposed layout is reflective of a suburban garden apartment development with multiple buildings separated by expansive surface parking area in a grid pattern not reflective of a TOD built pattern.





- b. Open Space. The proposed locations for open space do not meet the definition of open space and are designed in a manner as leftover space or existing sidewalks. A more cohesive open space is needed.



- c. Street Hierarchy. The proposed layout is not designed in a grid pattern rather a single, large parcel with extensive surface parking, sidewalks parallel to the front of the buildings to parking not entrances, and streetscape zones are not provided. See comment #13.
- d. Building Design. Building design lacks articulation, high-quality material, and enhanced building corners. The overall design needs to be revised.



13. UMP, Master Plan Framework 4.6, mobility concept depicts one (1) secondary street and one (1) tertiary street to create a street grid for this area that would include street cross section for on-street parking, sidewalks, travel lanes, landscape, pedestrian lighting and 10-foot to 20-foot shared use paths. Proposed project does not reflect this layout.

In addition, the tertiary street is within the proposed development site and extends up to Powerline Road (green line). In a meeting with staff, options were presented to improve this portion from NW 6th Way to Powerline Road. One of those options can be to create a greenway that incorporates lush greenery, benches, pedestrian lighting, hardscape, trash receptacles, etc. See image below.



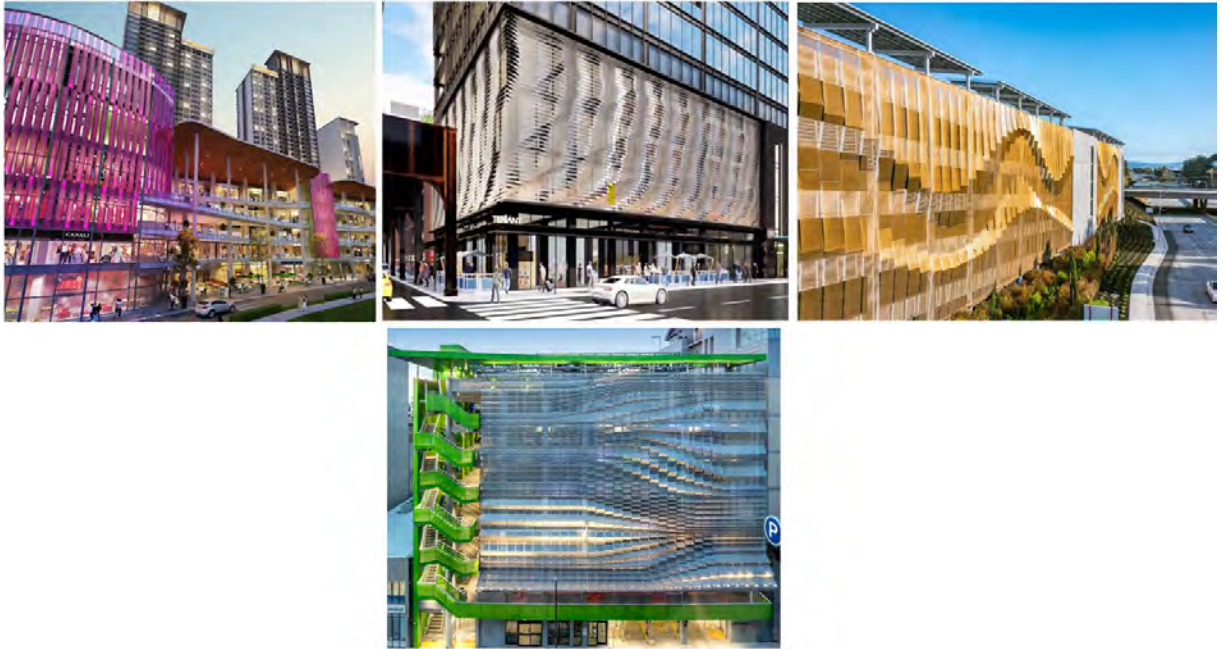
14. Pursuant to Section 47-37B.6.B, staff is unable to determine if the required pocket park space of 31,000 square feet is being met. Generally, parks in similar contexts provide publicly accessible open space with active and passive uses where people can enjoy or socialize in the space as part of the urban fabric. The space should incorporate amenities such as shade, bike racks, benches, or seating areas which should relate to the adjacent ground floor use(s) to create synergy. Where possible, pocket parks, should be connected to greenway/multi-use trail networks via walkways and/or bike lanes to complete a cohesive linear park system for outdoor recreation, relaxation, and enjoyment. Provide a sheet in the plan set that graphically depicts open space and is color coded. In addition, provide detail sheet with specifics on amenities. Refer to comment number twenty-nine (29) for additional information.
15. Pursuant to ULDR, Section 47-37B, the project does not meet certain Uptown Urban Village Master Plan (UMP) design intent. Staff has commented below under the applicable category and has provided images to assist the applicant.
- a. Pursuant to ULDR, Section 47-37B.6.F, Building Design. Address the following building design requirements:
 - i. Provide a diagram that depicts the three (3)-foot building articulation required for every 100 feet of frontage.
 - ii. Provide additional building materials for the first two floors on all sides that are reflective of higher quality material and note that stucco cannot count toward the materials; and
 - iii. Provide more architectural articulation and corner treatments vertically passed the existing roof line to emphasize the building corners facing Cypress Creek Road, NW 6th Way and the portion facing NW 9th Avenue. Cornices should also be added to several portions of the parapets to enhance the overall design of the building. See images below for examples.



- b. ULDR, Section 47-37B.6.H, Bicycle Parking, bike storage for short term shall be 1/30 units and for long term 1/5 units with such long-term storage provided within a safe, enclosed space with direct access to sidewalk or bike lane. Indicate location of such and provide data in the site data table and other applicable sheets.
- c. Pursuant to Section 47-37B.6.I, Parking Structures, the portion facing north towards Cypress Creek Road shall contain a minimum of seventy (70) percent of active uses on the ground floor. In addition, the upper levels are to be screened by liner units and/or exceptional architectural screening. Furthermore, , the stairwell shall be designed as part of the integral part of the structure containing enhanced stairwell top design. Such solutions should break up the garage façades with variation in form, material diversification, enhanced corner design,



or building illumination. As proposed, this is not being met as the north portion contains only a mesh screen and the stairwell is enclosed with stucco.



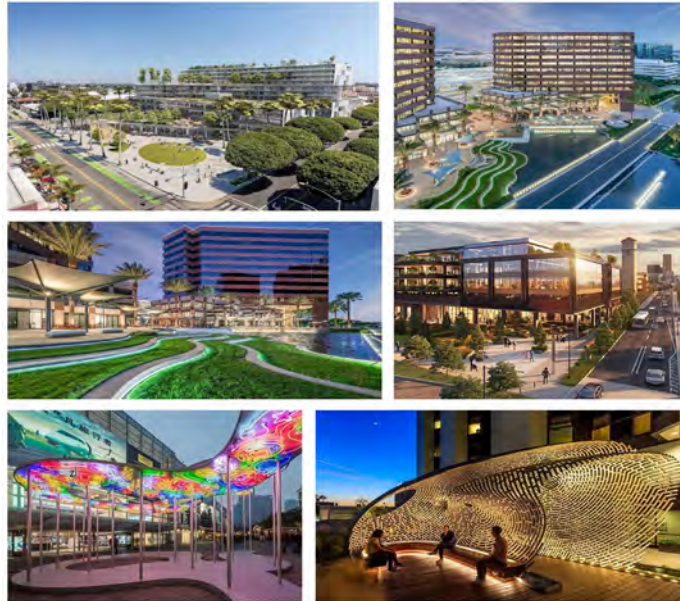
- d. Pursuant to ULDR, Section 47-37B.6.J, Streetscape, as proposed, the streetscape on the west portion along NW 6th Way does not meet the requirements of this section. Provide detailed cross sections for NW 6th Way, depicting the streetscape zones in relation to the building frontage. Refer to image below.



- e. Pursuant to ULDR, Section 47-37B.6.L, Sense of Place Elements. As proposed, the project does not appear to contain elements as described in this section of the ULDR. Provide more information and images of proposed sense of place elements for this project. Building illumination should also be considered as a method for complying with this section. Note:



there is potential to meet both the garage screening and sense of place requirements together based on design. See images below are examples.



16. Pursuant to ULDR, Section 47-37B.6.M.2c (proposed ULDR amendment), development within the UUV-SE zoning district are required to execute and record in public records of Broward County, Florida, an Avigation Easement acknowledging the proximity of the development to FXE and that the property may experience noise, vibrations, odors, smoke, fumes, dust, fuel particles (incidental to the normal operation of aircraft) and other effects associated with the normal operation of aircraft taking off, landing or operating in the vicinity of the FXE. This easement must be recorded prior to building permit submittal and will be a condition of approval.
17. Pursuant to ULDR, Section 47-37B.6.M.2d (proposed ULDR amendment), the applicant shall submit an acoustical study demonstrating that the submitted plans address noise abatement to reduce noise through building design. In addition, provide specific measures being applied as part of this submittal.
18. 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.
19. Provide the following changes to the site plan:
 - a. Indicate all adjacent building footprints, indicating their uses and heights, and dimension approximate setbacks.
 - b. Show centerlines of all adjacent ROWs and dimension widths.
 - c. Indicate all utilities (both above and below ground) that would affect the proposed planting or landscape plan. Overhead lines (if any) should be placed underground. If the lines cannot be placed underground, provide documentation from Florida Power & Light Company indicating such.



- d. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling.
 - e. NW 6 way is considered a secondary street in the UMP which shall comply with streetscape and setback requirements five (5) foot min, and ten (10) foot max. Additional information has been provided as part of comment number thirteen (13).
20. Provide the following changes to the site data table:
- a. Adjust wastewater service provide to Broward County to match the "Wastewater Service Provider" at the bottom.
 - b. Provide the length of all proposed structures.
 - c. Update the side yard for the west portion to reflect the correct setback for secondary streets.
 - d. Provide a breakdown for: (1) total number of units with the affordable units being at least 15% of all the units, and (2) location of affordable units by floor to ensure they are evenly distributed.
 - e. The cover page depicts sheet L-100 – Illustrative Site Plan, however, it could not be located in the plan set.
 - f. Provide a development standards table that includes all the required and proposed standards.
21. Provide the following changes on elevations:
- a. Corner treatments should extend past the existing roof line to create additional variation in height and to further enhance the corners overall. Emphasis shall be placed on all corners facing Cypress Creek Road, NW 6 Way and the portion facing NW 9 Avenue. More information related to this comment can be found in comment number sixteen (16) and seventeen (17).
 - b. Overlay the architectural elements and materials to better understand the elements that are considered of high-quality. Note that when calculating the percentage and number of high-quality materials for the first two floors, the windows on the second floor cannot be used.
 - c. First level floor to ceiling height is provided at 12'-6". The UMP requires that the ground floor not be less than fifteen (15) feet. Revise accordingly.
 - d. Clarify the finished floor requirements per floodplain and FEMA. If the finished floor is raised, then provide location and details for stairs and ramps.
 - e. Provide details on building scoring include the depth and width of the score line.
22. Based on the location of the proposed project, the FAA needs to review to determine whether the project is a potential hazard to aviation and in compliance with No. FAR Part 77. To initiate FAA review, access the FAA web page at <https://oeaaa.faa.gov>. FAA approval must be obtained prior to Final-DRC sign-off unless made a condition or otherwise deemed unnecessary by the City Airport Manager or designee.
23. Provide the following project renderings: (1) pedestrian level perspective approaching the parking garage and (2) night-time renderings. Such renderings should illustrate key aspects of the project and should also reflect the context of the area.
24. Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be designed as part of the building volume 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. Provide the following:



- a. Roof plan indicates that the equipment will not be screened adequately and does not meet code based on the spot elevations of the parapet wall and roof as well as mechanical equipment;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such, of applicable.
25. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a separate permit application. If signage is provided during development review, detailing the following:
- a. Location and orientation of all proposed signage;
 - b. Dimensions of each proposed sign (height, width, depth, etc.);
 - c. Proposed sign copy; and,
 - d. Proposed color and materials
26. Provide a mood board and renderings for each proposed pocket park depicting how it is providing greenery, seating, and other pedestrian friendly elements for use by residents. In addition, incorporate the dog park in the mood board and renderings to determine if the dog park can be counted towards the pocket park requirement. See example image below.



27. Provide a phasing plan depicting any phases of construction and the site improvements included in each phase , if applicable.
28. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City’s Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.
29. Ensure the site plan package contains adequate amount of detail drawings and cross sections for: (1) frontages at key points reflecting variations in grade, design, and site elements; (2) the frontage along



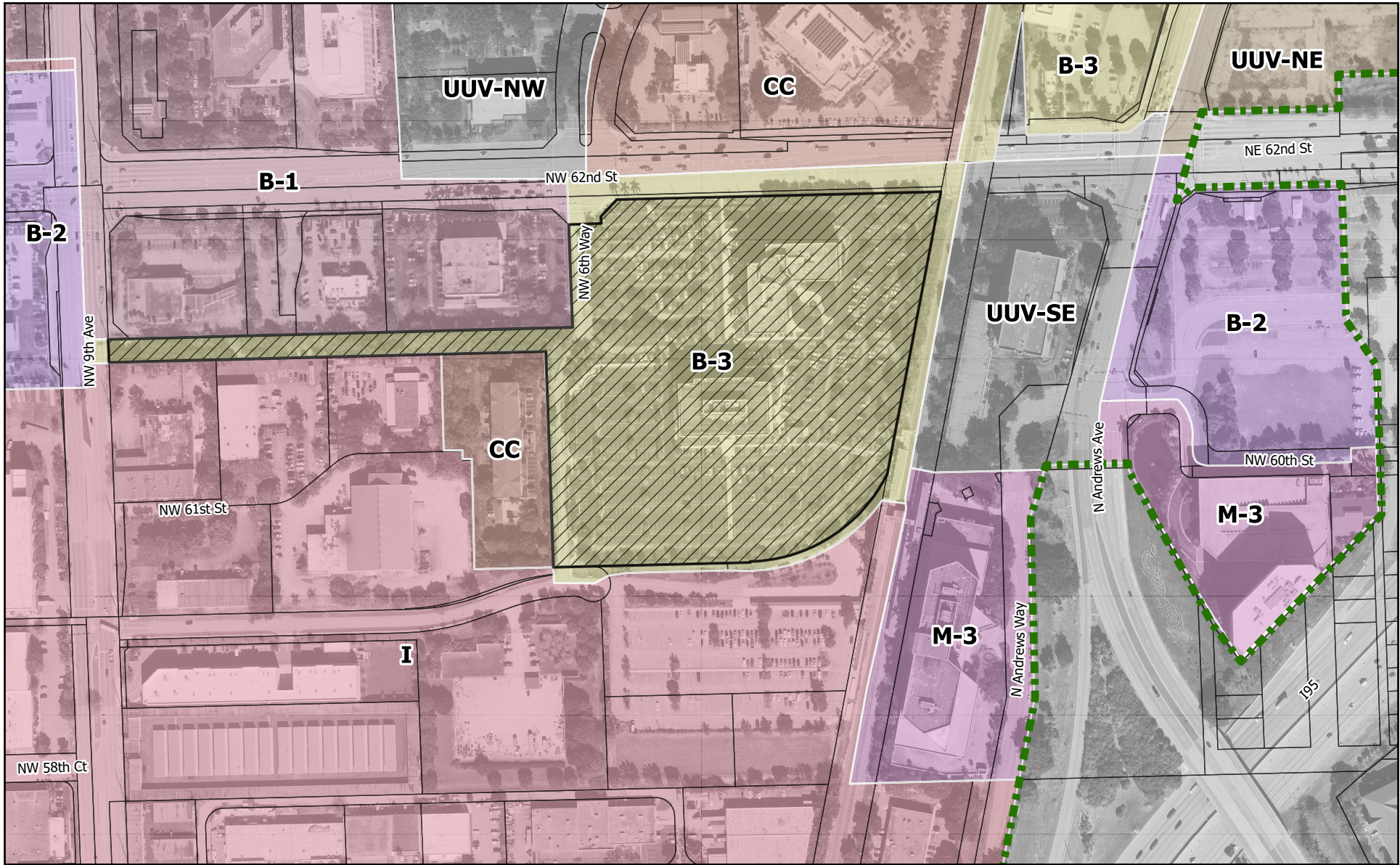
Cypress Creek Road and the internal drive on the west and south (3) and other building design features as necessary to demonstrate compliance with Uptown regulations.

30. Per the City of Fort Lauderdale's Comprehensive Plan - Urban Design Element, Goal 2, Objective UD 2.2, Policy UD 2.2.4, the City's goal is to encourage public art features in development projects to enhance the nature of our urban spaces. Consider placing smaller art pieces throughout the pocket parks, or other strategic locations to further enhance the overall public realms and vitality of public spaces. It is encouraged that any incorporated art features are clearly visible or easily accessible to the public from adjacent public property, including sidewalks, streets or other public thoroughfares, and possess functional as well as aesthetic qualities that typically reflect an awareness of a given site, both physically and socially.
31. Be advised, additional comments may be generated based on revised plans.

GENERAL COMMENTS



The following comments are for informational purposes.

1. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on a separate site plan, to avoid additional review in the future. Verify details and location with the Building Representative. 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.
2. 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 (Michael Ferrera, mferrera@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
3. 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.



UDP-S26007

Legend

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

400 Feet

GRAPHIC SCALE

