

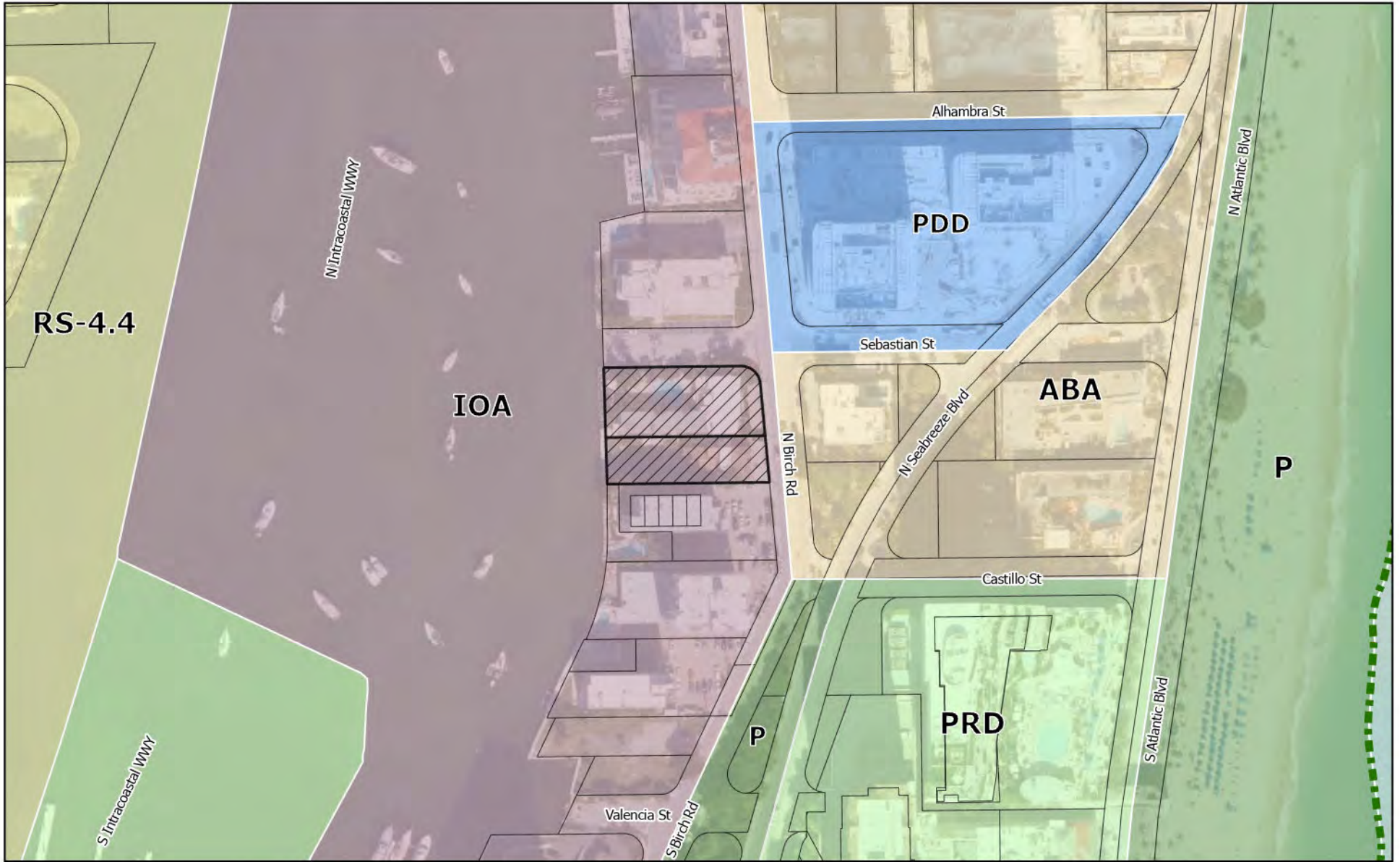
CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



**CASE COMMENT  
REPORT**

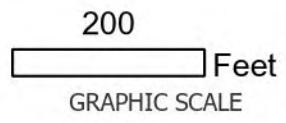
**CASE NO. UDP-S26008**



UDP-S26008

**Legend**

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line



Date Exported: 4/1/2026 10:45 AM

## CASE INFORMATION

<b>CASE</b>	UDP-S26008
<b>PROJECT NAME</b>	The Pillars Club & Residences
<b>APPLICATION TYPE</b>	Site Plan Level II with City Commission Approval
<b>APPROVAL LEVEL</b>	City Commission
<b>REQUEST</b>	Forty-Three (43) Multifamily Residential Units with Building Height Exceeding 120 Feet in the Central Beach Regional Activity Center
<b>APPLICANT</b>	City of Fort Lauderdale
<b>AGENT</b>	Robert B. Lochrie III, Esq., Lochrie & Chakas, P.A.
<b>PROPERTY ADDRESS</b>	109-111 North Birch Road
<b>ABBREVIATED LEGAL DESCRIPTION</b>	Lauder Del Mar 7-30 B Lot 1 & N 40 Lot 2 & Filled Land Adjoining 1 & N 40 Of 2 On West Blk 11; Lauder Del Mar 7-30 B Lot 2 S 10, Lot 3 & Filled Land Adjoining Lot 2 S 10 & Lot 3 On West Blk 11
<b>ZONING DISTRICT</b>	Intracoastal Overlook Area (IOA) District
<b>EXISTING LAND USE</b>	Central Beach Regional Activity Center
<b>COMMISSION DISTRICT</b>	2 – Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION</b>	Central Beach Alliance HOA
<b>SUBMITTED</b>	March 13, 2026
<b>COMPLETENESS ISSUED</b>	March 20, 2026
<b>STATE STATUTE 166.033 EXPIRATION</b>	September 16, 2026 (120 Days)
<b>CASE PLANNER</b>	Karlanne Devonish, AICP, Principal Urban Planner

## REVIEWER CONTACT INFORMATION

<b>BUILDING</b>	Noel Zamora	<a href="mailto:nzamora@fortlauderdale.gov">nzamora@fortlauderdale.gov</a>	954-828-5536
<b>ENGINEERING</b>	Karina Lairet	<a href="mailto:klairret@fortlauderdale.gov">klairret@fortlauderdale.gov</a>	954-828-4788
<b>LANDSCAPING</b>	Mark Koenig	<a href="mailto:mkoenig@fortlauderdale.gov">mkoenig@fortlauderdale.gov</a>	954-828-7106
<b>POLICE</b>	Jody Weymouth	<a href="mailto:jweymouth@flpd.gov">jweymouth@flpd.gov</a>	954-828-6421
<b>SOLID WASTER AND RECYCLING</b>	George Woolweaver	<a href="mailto:gwoolweaver@fortlauderdale.gov">gwoolweaver@fortlauderdale.gov</a>	954-828-5371
<b>TELECOMMUNICATIONS</b>	Dumy Moncion	<a href="mailto:dmoncion@fortlauderdale.gov">dmoncion@fortlauderdale.gov</a>	954-828-6368
<b>TRAFFIC ENGINEERING</b>	Benjamin Restrepo	<a href="mailto:brestrapo@fortlauderdale.gov">brestrapo@fortlauderdale.gov</a>	954-828-4696
<b>URBAN DESIGN AND PLANNING</b>	Karlanne Devonish	<a href="mailto:kdevonish@fortlauderdale.gov">kdevonish@fortlauderdale.gov</a>	954-828-6162

## RESUBMITTAL STEPS AND INSTRUCTIONS

<b>RESUBMITTAL</b>	All resubmittals must be conducted through LauderBuild Plans must be flattened and reduced in file size Sheet numbers must be consistent for each version Only upload sheets containing changes
<b>RESPONSES</b>	Applicants must provide a written response to each issue Responses must specify revisions and sheet
<b>ADDITIONAL DOCUMENTS</b>	Must be provided at time of resubmittal
<b>QUESTIONS</b>	Please contact the case planner

## **Building Review**

**Case: UDP-S26008**

**Project Name: The Pillars Club & Residences**

**Property Address: 109-111 N Birch Rd, Fort Lauderdale, FL. 33304**

Discipline	Comments	Attached To	Created By	Modifications Required
Building-Structural	<p>Please provide a response to the following:</p> <ol style="list-style-type: none"><li>1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.</li><li>2. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.</li><li>3. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.</li><li>4. Provide building construction type designation per Chapter 6 of the 2023 FBC.</li><li>5. Specify fire-resistance rating requirements based on building separation and construction type per Tables 601 and 705.5 of the 2023 FBC.</li><li>6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.</li><li>7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.</li><li>8. Designate Fair Housing Provisions per FBC Accessibility volume.</li><li>9. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.</li><li>10. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume. Accessible parking spaces must be located on an accessible route and so that users are not compelled to walk or wheel behind parked vehicles.</li><li>11. Provide accessible routes connecting accessible parking spaces to accessible building entrances per FBC Accessibility volume.</li><li>12. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the 2023 FBC.</li><li>13. Interior Exit Stairway #1 shall terminate at a point where an exterior exit door is readily visible and clearly identifiable from the termination of the enclosure, in accordance with Section 1028.1.1.1 of the Florida Building Code (FBC). Alternatively, the stairway shall discharge directly to the exterior of the building, providing access to a public way, in compliance with Section 1028 of the 2023 FBC.</li><li>14. Show that the openings in the exterior walls adjacent to the south property line meet the requirements of Table 705.8 of the 2023 FBC.</li></ol>		Noel Zamora	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
Building-Structural	<p><u>GENERAL COMMENTS</u></p> <p>The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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</li> </ol> <p>Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;  a. <a href="https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=COOR_CH14FLMA">https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=COOR_CH14FLMA</a></p> <p>Please consider the following prior to submittal for Building Permit:</p> <ol style="list-style-type: none"> <li>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: <ol style="list-style-type: none"> <li>b. <a href="https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services">https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services</a></li> <li>c. <a href="https://floridabuilding.org/bc/bc_default.aspx">https://floridabuilding.org/bc/bc_default.aspx</a></li> <li>d. <a href="http://www.broward.org/codeappeals/pages/default.aspx">http://www.broward.org/codeappeals/pages/default.aspx</a></li> </ol> </li> </ol>		Noel Zamora	Yes

## **Engineering Review**

**Case: UDP-S26008**

**Project Name: The Pillars Club & Residences**

**Property Address: 109-111 N. Birch Rd, Fort Lauderdale, FL. 33304**

<b>Discipline</b>	<b>Comments</b>	<b>Attached To</b>	<b>Created By</b>	<b>Modifications Required</b>
Engineering	<b>Sewer</b> 1. Provide CO rim and invert elevations and the distance from the property line per City standards. If COs are set to grade, include adequate spot elevations on the plan. (typ.) 2. Provide profile views for all proposed water and sewer utilities within the ROW and/or easements, including separation details in accordance with FAC Rule 62-555.314. 3. For all proposed laterals, show the pipe diameter, slope, invert elevations, and linear footage (LF). (typ.)	43	John Fernandez	Yes
Engineering	<b>Water</b> 1. Provide profile views for all proposed water and sewer utilities within the ROW/easements, showing required separation information in accordance with FAC Rule 62-555.314. 2. Label the existing 12-inch CIP water main along N. Birch Road. 3. Dimension all horizontal separations between proposed utilities. (typ.) 4. Provide complete information for all proposed services, including length (LF), diameters, and materials. Additionally, provide complete information for existing water/sewer utilities within ROW. (typ.) 5. Dimension the meter easement. The plan does not clearly indicate which side is the required 10 feet. 6. Adjust the gate valve (GV) for the 6-inch fire service so that it is located within the public ROW.	43	John Fernandez	Yes
Engineering	<b>General Comments</b> 1. Adjust proposed pavement hatch so as to not obscure underlying utilities/information.	43	John Fernandez	Yes
Engineering	<b>Existing Utilities</b> 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. Clarify if existing utility poles on the SE corner of the site will remain. The pole depicted as a square currently has two labels that indicate conflicting information.		Karina Lairet	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
Engineering	<p><b>Dimensions</b> Revise Site Plan to show all critical dimensions for the proposed development, including but not limited to the width of the driveway serving the parking ramp. Label the wall to wall dimensions in the interior of the driveway on the SE corner of the site.</p>	5	Karina Lairet	Yes
Engineering	<p><b>New ADA ramps</b> Construct new ADA ramps at the NW and SW corners of Sebastian Street and N Birch Road. Revise the site plan to show the new ramps and call out the applicable City of Fort Lauderdale Detail.</p>	41	Karina Lairet	Yes
Engineering	<p><b>Sidewalk Transition</b> 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.</p> <p>a. Depict existing sidewalk adjacent to the development along North Birch Road and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.</p>	42	Karina Lairet	Yes
Engineering	<p><b>Sidewalk Material</b> Continue city standard concrete sidewalk across driveway access points as per the city engineering standard details. The sidewalk shall be the same material at the driveway aprons as the rest of the site. Revise the plans to show the sidewalk material as consistent.</p>		Karina Lairet	Yes
Engineering	<p><b>Striping</b> Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable. Provide double yellow lines at driveways to separate opposing lanes of traffic. Label stop bar setback from back of sidewalk and coordinate proposed stop bar striping with proposed gates.</p>	41	Karina Lairet	Yes
Engineering	<p><b>Sight Triangles</b> 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 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 jurisdictions, are subject to the sight visibility requirements of those jurisdictions.</p>		Karina Lairet	Yes
Engineering	<p><b>Trash Enclosure &amp; Access</b> Clearly depict trash enclosure on site plan.</p> <p>a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.</p> <p>b. Ensure sufficient height clearance is provided within the garage for truck access.</p>		Karina Lairet	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
	<p>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. A concrete apron shall also be placed entirely on private property.</p> <p>d. 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.</p>			
Engineering	<p><b>Roadway cross-sections</b> Provide and label typical roadway cross-sections for the proposed development side of Sebastian Street and North Birch Road at driveway access points and at landscape swale areas (i.e. between travel lane and sidewalk) as appropriate. Cross-sections should show existing right of way and proposed right of way and/or easement boundaries.</p>	44	Karina Lairet	Yes
Engineering	<p><b>Parking Garage Layout</b> For all levels in the parking garage:</p> <p>a. Show and label total number of parking stalls, dimension areas including drive aisle widths, vertical clearances, typical parking stall width/depth, as well as sloping floor and ramp grades.</p> <p>b. 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.</p> <p>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.</p> <p>d. 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.</p> <p>e. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i. (P15, A-301)</p> <p>f. A min. 12 feet wide lane must be provided on both sides of the proposed column for the parking garage ramp per ULDR Section 47-20.5.C.3.b.i. Depict on plans whether a raised separator or striping will be utilized to separate the lanes.</p>		Karina Lairet	Yes
Engineering	<p><b>Door Elevations &amp; Grading</b> 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</p>	42	Karina Lairet	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
	property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.			
Engineering	<p><b>Additional Elevations</b> Revise Sheet C2 grading design to provide additional back of sidewalk elevations along the North Birch Road frontage. Include back of walk elevations at all doors north of the driveway access point on the SE corner of the site. Ensure topographic survey elevations at the roadway crown are visible on the sheet. The elevations on North Birch Road are not legible due to hatching used at the roadway.</p>	42	Karina Lairet	Yes
Engineering	<p><b>Stormwater Retention</b> 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.</p> <p>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 onsite. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.</p> <p>b. Revise proposed grading so that stormwater on-site is not conveyed to the Public Right-of-Way. The driveway entrance at the SE corner of the site proposes a low point at the property line which conveys stormwater to the Public Right-of-Way, which is prohibited. Provide trench drains as needed.</p>	42	Karina Lairet	Yes
Engineering	<p><b>Drainage Mitigation</b> Drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, such as increased runoff, additional impervious areas, and reduction of existing storage or treatment (i.e. swale areas). Engineer of Record (EOR) shall evaluate the adjacent City roadway system capacity and demonstrate compliance with the City's Comprehensive Plan Objective SWS 6.1 which requires roadway design to meet South Florida Water Management District's Environmental Resource Permit Applicant's Handbook Volume II Section 3.5. (5 Years, 1day - road centerline).</p>	42	Karina Lairet	Yes
Engineering	<p><b>Existing &amp; Proposed Utility Clearances</b> Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict (per City Utility Atlas Maps). A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Revise Sheet L-200 so the placement of new trees complies with these requirements. Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's,</p>	34	Karina Lairet	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
	County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.			
Engineering	<b>Water Main Connections</b> Revise Conceptual Water Layout to call out a tapping sleeve, tapping valve and gate valve at all connections to the water main. Remove reference to tees at the water main connection, which are not permitted.	43	Karina Lairet	Yes
Engineering	<b>Water Lateral Alignment</b> Revise layout of proposed water lateral to be perpendicular to the water main within the right-of-way and/or utility easement areas. Remove bends or jogs in these areas.	43	Karina Lairet	Yes
Engineering	<b>Water Easement</b> Extend 10' x 15' (min.) permanent water easement from the 4 Inch or larger water meter located within the proposed development to include the water lateral portion that is within the property line (for City Maintenance access). The water easement shall be 10-ft on center (min.) of the proposed water lateral alignment. The sidewalk easement does not allow for utility maintenance, and as a result, an additional water easement is required. Show / label delineation in the plans as appropriate.	43	Karina Lairet	Yes
Engineering	<b>Curb Layout</b> Revise Civil Plans to provide raised curb adjacent to the landscape area on the NW corner of the site. Illustrate how stormwater is routed to the existing drainage inlet on the NW corner of the site. Provide a concrete area around the existing catch basin and a curb opening.	42	Karina Lairet	Yes
Engineering	<b>Construction Fence Layout</b> 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		Karina Lairet	Yes
Engineering	<b>Tree Clearance to Edge of Pavement</b> 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. Label this dimension on Sheet L-200 for all new trees proposed in the Public Right-of-Way.	34	Karina Lairet	Yes
Engineering	<b>Curbs in Landscape Areas</b> Revise landscape plan L-300 to remove linework that appears to be raised curbs and/or planters in the landscape areas proposed in the Public Right-of-Way.	39	Karina Lairet	Yes
Engineering	<b>Advisory Comment</b> For Engineering General Advisory DRC Information, please visit our website at <a href="https://www.fortlauderdale.gov/home/showdocument?id=30249">https://www.fortlauderdale.gov/home/showdocument?id=30249</a> Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.		Karina Lairet	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
Engineering	<p><b>Drainage Structure Maintenance Access</b>  Please provide reasonable assurances that the drainage system will be able to be effectively operated and maintained. Response shall demonstrate how will the drainage structures will be accessible by equipment required to maintain the system and or replaced the system in the event of failure. Ensure that the headroom provided is sufficient for the required equipment needed to service the onsite drainage structures.</p>		Karina Lairet	Yes
Engineering	<p><b>Sidwealk Easement &amp; Sidewalk Width</b>  Increase the sidewalk width on Sebastian Street to 7-feet. Accordingly, increase the dimensions permanent Sidewalk Easement along south side of Sebastian Street to accommodate portion of pedestrian clear path that may be located beyond public Right-of-Way; show / label delineation in the plans.</p>		Karina Lairet	Yes

## **Landscape Review**

**Case: UDP-S26008**

**Project Name: The Pillars Club & Residences**

**Property Address: 109-111 N. Birch Rd, Fort Lauderdale, FL. 33304**

Discipline	Comments	Attached To	Created By	Modifications Required
Landscape	<p><b>Central Beach Streetscape</b> Provide streetscape and street trees as per ULDR 47-12.5.D Central Beach Streetscape Design. Street trees are to be a minimum of 16 feet tall, 8 foot spread, seven foot vertical clearance and provided at a ratio of one street tree per thirty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. Palm trees, minimum 18 feet tall, 8 foot vertical clearance may be provided at intersections where streets with street trees converge. When overhead utilities exist, required street trees may be small trees or small palms provided at a minimum of a ratio of one street tree per fifteen feet frontage or greater fraction thereof. Small trees or small palms are to be a minimum 12 feet tall, 6 foot spread, six foot vertical clearance. Show measured distance between street trees on plan.</p> <p>*Investigate undergrounding of overhead utility lines along N Birch Road in order to provide large shade street tree and palm species per design guidelines.</p>		Mark Koenig	Yes
Landscape	<p><b>Existing Tree/Palm Information</b> Please provide additional information for existing trees/palms, as required per ULDR 47-21.6.A.2. Tree and Palm Inventory. This shall include: a. Existing tree and palm survey b. A corresponding list of existing trees and palms numbered to match the existing tree and palm survey c. A graphic representation of all existing trees and palms inclusive of the canopy dripline d. The botanical name and common name for each tree and palm e. The trunk diameter, in inches, at breast height (DBH) of each existing tree f. The overall height and clear trunk of each existing palm g. Condition percentage as a number for each existing tree as determined by an ISA Certified Arborist or Registered Landscape Architect h. And disposition status (remove, relocate, remain) for each</p> <p>*Please note that identified solitaire and areca palms on property are regulated under the City's Tree Preservation Ordinance, ULDR 47-21.15, and overall height and clear trunk information is required for Landscape review and approval.</p>		Mark Koenig	Yes
Landscape	<p><b>General Comments</b> 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, copy and paste URL into search engine:</p>		Mark Koenig	No

Discipline	Comments	Attached To	Created By	Modifications Required
	<p><a href="https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeld=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE">https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeld=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE</a>.</p> <p>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.</p> <p>3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.</p> <p>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.</p> <p>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.</p> <p>6. Additional comments may be forthcoming after next review of new plans and written comment responses prior to final DRC sign off.</p>			
Landscape	<p><b>Landscape-Utility Coordination</b>  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 and illustrate on plans. Where conflicts exist, shift the utility and/or site amenities.</p>		Mark Koenig	Yes
Landscape	<p><b>ROW Landscape Requirements</b></p> <p>1. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance, as applicable.</p> <p>2. Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed utilities on the landscape plan, as per proposed civil engineering and site plans. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities.</p>		Mark Koenig	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
	<p>3. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable. Provide root barrier fabric wrap detail.</p>			
Landscape	<p><b>Shared Tree Removal</b>  Existing trees/palms #937, 977, 987, 997 &amp; 1002 are illustrated to be potential shared trees with the adjacent property located at 101 N Birch Road. Please provide one or both of the following, as applicable, for identified shared trees/palms:  1. Provide signed and sealed survey identifying locations of existing trees/palms within property boundaries.  2. Proposed shared tree removal and/or relocation shall require submittal of a notarized approval letter from adjacent property owner, or authorized agent, for Landscape review and approval.</p>		Mark Koenig	Yes
Landscape	<p><b>Specimen-Sized Tree - Arborist Report</b>  Existing Tree #459 (12" DBH Silver Buttonwood) proposed for removal is a specimen-sized tree. Provide ISA Certified Arborist report for specimen size 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.</p>		Mark Koenig	Yes

## **Police Review**

**Case: UDP-S26008**

**Project Name: The Pillars Club & Residences**

**Property Address: 109-111 N. Birch Rd, Fort Lauderdale, FL. 33304**

Discipline	Comments	Attached To	Created By	Modifications Required
Police	<p><b>General Comments</b></p> <p>Please provide a response to the following:</p> <ol style="list-style-type: none"><li>1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.</li><li>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.</li><li>3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.</li><li>4. All glazing should be impact resistant.</li><li>5. Units should be pre-wired for an alarm system.</li><li>6. Lighting and landscaping should follow CPTED guidelines.</li><li>7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.</li><li>8. Pool areas should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.</li><li>9. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, elevators, parking garage, hallways and common areas. It should be capable of retrieving an identifiable image of a person.</li><li>10. Emergency communication devices should be placed in the parking garage, pool and docking areas. These should be easily identifiable and accessible.</li><li>11. Light reflecting paint should be used in parking garage to increase visibility and safety.</li><li>12. All restricted areas and resident only areas should be access controlled and labelled as such.</li><li>13. Elevators should be access controlled and labelled as such.</li><li>14. Parking garage should have access control and quick close gates to prevent unwanted intrusion and "piggy-backing".</li><li>15. Common area doors and restrooms should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.</li><li>16. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders</li><li>17. Due to the size and scope of the development, full-time security should be employed.</li></ol> <p><b>GENERAL COMMENTS</b></p> <p>It is highly recommended that the managing company make arrangements for private security during construction.</p> <p>Please submit responses in writing prior to DRC sign off.</p>		Jody Weymouth	Yes

## **Solid Waste & Recycling Review**

**Case: UDP-S26008**

**Project Name: The Pillars Club &Residences**

**Property Address: 109-111 N Birch Rd, Fort Lauderdale, FL. 33304**

Discipline	Comments	Attached To	Created By	Modifications Required
Solid Waste and Recycling	<p>Please provide a response to the following:</p> <ol style="list-style-type: none"><li>1. Garbage, Recycling and Bulk Trash shall be provided.</li><li>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.</li><li>3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.</li><li>4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).</li><li>5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.</li><li>6. Service Days shall be per the City's residential routing schedule.</li><li>7. Provide on the site plan a garbage truck turning radius for City review. Indicate how the property will be serviced.</li><li>8. Solid waste collection shall be from a private loading dock.</li><li>9. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).</li><li>10. Containers: must comply with 47-19.4</li><li>11. 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 11,12,13.</li><li>12. Recommend trash chute accommodate recycling.</li><li>13. Draw equipment on the plan to show it will fit in trash room.</li><li>14. 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.</li></ol>		George Woolweaver	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
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15. 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.

16. 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.

17. 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

## **Telecommunications Review**

**Case: UDP-S26008**

**Project Name: The Pillars Club & Residences**

**Property Address: 109-111 N Birch Rd, Fort Lauderdale, FL. 33304**

Discipline	Comments	Attached To	Created By	Modifications Required
Info Systems	<p>Please provide a response to the following:</p> <p>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.</p> <p>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.</p> <p>3. Please review Chapter 1, Section 118 of the Broward County Building Code, Broward County Annex.</p> <p>4. Please review Florida Statute 633.202 (18).</p> <p>5. Additional guidance may be obtained from <a href="mailto:BDA@fortlauderdale.gov">BDA@fortlauderdale.gov</a> .</p> <p><u>General Comments:</u> The following comments are for informational purposes. Please consider the following prior to submittal for Final DRG:</p> <p>1. Additional information is required to properly evaluate the Developer's plans.</p> <p>Please consider the following prior to submittal for Building Permit:</p> <p>1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.</p>		Dumy Moncion	Yes

## **Transportation & Mobility Review**

**Case: UDP-S26008**

**Project Name: The Pillars Club & Residences**

**Job Address: 109-111 N Birch Rd, Fort Lauderdale, FL. 33304**

<b>Discipline</b>	<b>Comments</b>	<b>Attached To</b>	<b>Created By</b>	<b>Modifications Required</b>
Transportation and Mobility	<b>Driveway Consolidation</b> This proposed development generates less than 200 daily trips and does not warrant 3.5 curb cuts. Consolidate the driveways so that there is a maximum of two curb cuts on this property.		Benjamin Restrepo	Yes
Transportation and Mobility	<b>Driveway sight triangles</b> Provide a 10' X 10' sight triangle at the proposed driveways starting at the back of sidewalk and driveway through lanes intersection points, no structures or obstructions shall be placed in this sight triangle. This sight triangle is required to provide clear visibility of the drivers exiting the driveway being able to see the pedestrians walking on the sidewalk against the property line.		Benjamin Restrepo	Yes
Transportation and Mobility	<b>Loading area access</b> All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto-turn vehicular paths to depict how the ground floor circulation will work for the AASHTO SU-30 vehicle accessing the proposed loading area/trash room.		Benjamin Restrepo	Yes
Transportation and Mobility	<b>Sidewalk Width</b> Per City of Fort Lauderdale ULDR Section 47-12.5.D.5.c.ii Secondary Streets sidewalks are required to be a minimum of seven (7) foot width. Update the plans so that there is a minimum of 7 feet wide clear sidewalk on both Sebastian Street and Birch Rd.		Benjamin Restrepo	Yes
Transportation and Mobility	<b>Traffic Impact Statement</b> In the Traffic impact statement please provide the ITE trip generation sheets and formulas for the land use codes used for existing and proposed uses.		Benjamin Restrepo	Yes

## **Urban Design & Planning Review**

**Case: UDP-S26008**

**Project Name: The Pillars Club & Residences**

**Property Address: 109-111 N. Birch Rd, Fort Lauderdale, FL. 33304**

Discipline	Comments	Attached To	Created By	Modifications Required
Urban Design and Planning	<p><b>1. GENERAL COMMENTS</b></p> <p>Provide the total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new dwelling unit type. An impact fee calculator can be found at: <a href="https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator">https://www.fortlauderdale.gov/departments/sustainable-development/building-services/park-impact-fee-calculator</a>.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>1. GENERAL COMMENTS</b></p> <p>This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board (PZB) or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for Final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>1. GENERAL COMMENTS</b></p> <p>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.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>1. GENERAL COMMENTS</b></p> <p>Pursuant to the City's Comprehensive Plan, the site is designated as Central Beach Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.</p>		Karlanne Devonish (Grant)	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
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Urban Design and Planning	<p><b>1. GENERAL COMMENTS</b></p> <p>Pursuant to public participation requirements of City's Unified Land Development Code (ULDR) Sec. 47-27.4.A.2.c, the applicant must complete the following:</p> <p>a. Prior to submittal of the application to the City Commission a notice from the applicant via letter or e-mail shall be provided to 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 City Commission meeting. Such notice shall be given at least ten (10) days prior to the public participation meeting;</p> <p>b. The applicant shall then conduct a public participation meeting(s) no later than thirty (30) days prior to preliminary DRC approval. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record; and</p> <p>c. Accordingly, a minimum of ten (10) days prior to preliminary DRC approval, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.</p>		Karlanne Devonish (Grant)	Yes
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Urban Design and Planning	<p><b>1. GENERAL COMMENTS</b></p> <p>The proposed development permit is a Site Plan Level II application with review and approval by City Commission for the request to exceed the maximum height of 120 feet. A separate fee is required for both City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Section 47-27). The City Clerk's office requires 48-hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on flash drive to the City Clerk. Please contact the project planner, Karlanne Devonish (Email: kdevonish@fortlauderdale.gov, Phone: 954-828-6162) for more information.</p>		Karlanne Devonish (Grant)	Yes
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Urban Design and Planning	<p><b>1. GENERAL COMMENTS</b></p> <p>Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before September 16, 2026, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.</p>		Karlanne Devonish (Grant)	Yes
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Discipline	Comments	Attached To	Created By	Modifications Required
Urban Design and Planning	<p><b>2. SPECIFIC LOCATION REQUIREMENTS</b>  This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.</p> <p>A professional archaeologist should perform a due diligence archaeological survey of the subject parcel in accordance with the recommendations outlined in the attached letter from Coastal Archaeology and History Research, Inc. Prior to final DRC a Letter of Agreement from a professional archaeologist who meets the Secretary of the Interior's Professional Standards, as set forth in 36 CFR Part 61, must be submitted, stating that they have been contracted to provide these services. If unmarked human remains are discovered, excavation in the vicinity must stop immediately. The archaeologist shall notify the City's historic preservation staff to coordinate the discovery and implement Chapter 872.05, Florida Statutes, as it pertains to unmarked human remains. Upon completion of the due diligence survey, a final report from the archaeologist must be submitted to the Historic Preservation Board Liaison prior to the issuance of the Certificate of Occupancy.</p> <p>For any questions, please contact Trisha Logan, Principal Urban Planner, at 954-828-7101 or <a href="mailto:tlogan@fortlauderdale.gov">tlogan@fortlauderdale.gov</a>.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>2. SPECIFIC LOCATION REQUIREMENTS</b>  Pursuant to City Ordinances, Chapter 6, Article III, Sea Turtle regulations, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting. Provide a project lighting plan that indicates the proposed type of lighting for the site and building, cross sections measured from the beach to building illustrating the light viewshed, and provide notes on the site plan and building elevations regarding compliance with Section 6-49.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>2. SPECIFIC LOCATION REQUIREMENTS</b>  The Harlow N. Davock House at 109 N. Birch Road and the Pillars Hotel at 111 N. Birch Road have been identified as potential historic landmarks in a recent Architectural Resource Survey. Prior to demolition of these structures, provide color photos of the exterior and interior of the structure to Historic Preservation staff, Trisha Logan (<a href="mailto:tlogan@fortlauderdale.gov">tlogan@fortlauderdale.gov</a>) to be included in the Florida Master Site File documentation that is held by the State of Florida's Historic Resources Division. This information will also be shared with the District Commissioner.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and	<p><b>2. SPECIFIC LOCATION REQUIREMENTS</b>  Provide documentation that Broward County Emergency Management Department has</p>		Karlanne Devonish	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
Planning	been informed of the proposed project for purposes of evaluating acceptable level of service for hurricane evacuation routes as well as the County's emergency shelter capacity. Provide this documentation prior to project proceeding to the Planning and Zoning Board.		(Grant)	
Urban Design and Planning	<p><b>2. SPECIFIC LOCATION REQUIREMENTS</b></p> <p>The City monitors and tracks development entitlement in the Central Beach RAC based on available residential units and vehicular trips. Please be advised that development applications in the Central Beach RAC are subject to unit and vehicular trip availability at the time of Development Review Committee (DRC) approval, and remaining available units and trips will be allocated at the time of Final DRC approval, on a first come, first served basis. The City does not guarantee that any units and/or vehicular trips will be available at the time of Final DRC approval. Contact Jim Hetzel, Urban Design and Planning Manager at <a href="mailto:jhetzel@fortlauderdale.com">jhetzel@fortlauderdale.com</a> to verify the availability of units and trips as well as the proposed unit and trip allocation requested for the project.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>3. SITE PLAN</b></p> <p>Pursuant to ULDR Section 47-12.5.D.3.b.iv, Sebastian Street is listed as a Secondary Street. According to ULDR Section 47-12.5.D.5.c.ii, sidewalks on secondary streets must maintain a minimum width of seven (7) feet. Update the plans to reflect this requirement.</p>	5	Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>3. SITE PLAN</b></p> <p>Pursuant to ULDR, Section 47-12.4.1, Dimensional Requirements for Central Beach Zoning Districts, provide tower separation dimension on the site plan. Balconies that extend into the tower separation dimension are subject to PZB approval for a modification of tower separation request.</p>	5	Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>4. PLANS AND ELEVATIONS</b></p> <p>Pursuant to ULDR Section 47-19.2.Z, all rooftop mechanical equipment areas, stair and elevator towers should be designed as in integral part of the building volume and shall be required to be screened with material that matches the material uses for the principal structure and shall be at least as high as six (6) inches above the top most surface of the roof mounted structure.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>4. PLANS AND ELEVATIONS</b></p> <p>Provide additional renderings of the project from pedestrian level perspectives, night-time/dusk renderings, and ensure the renderings accurately reflect the proposed project. The pedestrian level perspective renderings should clearly indicate how the proposed development will be perceived from a pedestrian perspective, as viewed along the public realm.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>4. PLANS AND ELEVATIONS</b></p> <p>Consider exploring additional treatments and material options to further refine the podium design.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>4. PLANS AND ELEVATIONS</b></p> <p>Consider exploring alternative designs and materials for the parking garage screening to</p>		Karlanne Devonish	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
Planning	reduce the perceived massing of the parking structure with architectural elements that suggest the appearance of habitable space such as integrated fenestration patterns, faux balconies, recessed bays, etc, to ensure compatibility with the overall structure.		(Grant)	
Urban Design and Planning	<b>4. PLANS AND ELEVATIONS</b> Provide a section detail for the access to trash and back of house in the garage.		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<b>4. PLANS AND ELEVATIONS</b> Provide the dimensions of the balconies on the elevation sheets. Balconies that extend into the tower separation dimension are subject to PZB approval for a modification of tower separation request.		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<b>4. PLANS AND ELEVATIONS</b> As proposed, the rooftop design doesn't align with the overall building design and does not contribute to the overall skyline of the beach. Given that the applicant is requesting additional building height, there needs to be more effort into the design of the rooftop. Building elevations should greyout or remove the landscape on the rooftop in order to gain full understanding of the design.		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<b>4. PLANS AND ELEVATIONS</b> Pursuant to ULDR, Section 47-12.5.F, maximum height is 144 feet. The proposed height exceeds this limit. Note that roof deck level structures such as lobbies are subject to height limitations.  Clarify if there are any habitable space proposed on the amenity roof deck such as a bathroom. Ensure all proposed habitable spaces are contained within the maximum building height permitted by the district's dimensional standards. Per ULDR Section 47-2.2.D, Measurements, while certain architectural elements like chimneys or elevator towers may exceed the height limit, these exceptions are reserved for structures not designed for human occupancy.		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<b>5. ADVISORY COMMENTS</b> Additional comments may be forthcoming at the DRC meeting.		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<b>5. ADVISORY COMMENTS</b> 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 project planner Karlanne Devonish (Email: kdevonish@fortlauderdale.gov, Phone: 954-828-6162) to review project revisions and/or to request notification for signoffs by applicable disciplines.		Karlanne Devonish (Grant)	Yes

Discipline	Comments	Attached To	Created By	Modifications Required
Urban Design and Planning	<p><b>5. ADVISORY COMMENTS</b> 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.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>5. ADVISORY COMMENTS</b> If a temporary construction staging/sales area is needed for this project which cannot be accommodated on the development site, this approval requires a Site Plan Level I permit, then forwarded to the Property and Right-of-Way committee for review and subject to a seven (7)-day City Commission call-up period.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>5. ADVISORY COMMENTS</b> Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>5. ADVISORY COMMENTS</b> 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.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>5. ADVISORY COMMENTS</b> Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, bio-swales, Florida Friendly™ plant materials, and solar panels.</p>		Karlanne Devonish (Grant)	Yes
Urban Design and Planning	<p><b>5. ADVISORY COMMENTS</b> 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.</p>		Karlanne Devonish (Grant)	Yes



# Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Wednesday, April 8, 2026

Trisha Logan, AICP, Principal Urban Planning  
City of Ft. Lauderdale Urban Design & Planning Division  
Development Services Department  
700 NW 19<sup>th</sup> Ave  
Ft. Lauderdale, FL 33311  
t. 954.828.7107  
e. [tlogan@fortlauderdale.gov](mailto:tlogan@fortlauderdale.gov)

RE: UDP-S26008 – The Pillars Club and Residence  
109 & 111 N. Birch Road, City of Fort Lauderdale, Florida

Trisha,

In capacity as archaeological consultant to the City of Fort Lauderdale, I have reviewed the proposed development in accordance with the *Fort Lauderdale ULDR Sec 47-25.2.P* for possible effects to historic properties listed or eligible for listing on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

The subject property located at 109 (BCPA folio 504212101110) and 111 (BCPA Folio 504212101100) N. Birch Road in the City of Fort Lauderdale is located within the Beach Barrier Island Zone, and area previously identified as an area of archaeological sensitivity. The total property area is approximately .7 acres and includes a structure at 111 N. Birch Road that was built about 1968 (BCPA 2026) and another structure at 109 N. Birch Road was built about 1959 (BCPA 2026) and is previously recorded on the Florida Master Site File (FMSF 8BD1743). No archaeological resources have been previously recorded within the subject property however previously recorded archaeological site 8BD5880 / Alhambra, is located less than 500 feet from the subject property.

Site 8BD5880 / Alhambra was identified during archaeological investigations at 3000 Alhambra Street. Investigations included monitoring and shovel testing which demonstrated that intact and disturbed archaeological deposits may occur beneath early, mid-century, and recent construction within the Beach Barrier Island Zone.

In my capacity as the City's archaeological consultant, based on the subject property location within the Beach Barrier Island Archaeological Zone, as well as the property proximity to previously recorded site 8BD5880 / Alhambra, it is my opinion that development of the subject property has potential to encounter significant archaeological materials during ground disturbance activities. Therefore, I recommend the following recommendation for conditions of project approval:

1. A professional archaeologist who meets the minimum professional standards (36 CFR Part 61) should perform due diligence archaeological survey of the subject parcel to include judgmental, close interval shovel testing for the purpose of determining the presence and distribution of intact soils and possible archaeological resources within the subject property.

- a. The results of the survey will provide additional information regarding future conditions of development which may include but are not limited to archaeological monitoring during demolition and construction; additional archaeological investigation; management /mitigation in the event of discovery of unmarked burials, and other considerations as may be deemed recommended by the archaeologist.
  - b. The survey should be completed in accordance with accordance with Chapter 267, *Florida Statutes* and Section 47-25.2.P, *Fort Lauderdale U.L.D.R* The purpose of the CRAS will be to determine possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value. The work should conform to the standards set forth in Chapter 1A-46, *Florida Administrative Code*, and Module Three Guidelines and the Secretary of the Interior Professional Standards.
  - c. The Archaeologist shall submit the survey report to the City's Historic Preservation staff for review of completion, determination of effects and/or significance, and approval or approval with conditions. The report should detail the dates and activities of the due diligence survey. The letter report should include an assessment and characterization of all historic/archaeological resources identified within the parcel, proposed, or recommended management or mitigation strategies, and identification of the disposition of recovered archaeological collections as appropriate.
2. If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

Please contact me if you have any questions about the information or recommendations made in this letter.

Regards,



Matthew DeFelice, M.A.  
President / Archaeologist, CAHR, Inc.

Cc: Lina Allakhverdieva, Urban Planner II, City Ft. Lauderdale.

REF:

2026 Broward County Property Appraiser. [bcpa.net] (10 March 2026).

2026 Florida Master Site File, Fl. Dept. of State, Division of Historical Resources, Tallahassee, Fl.