

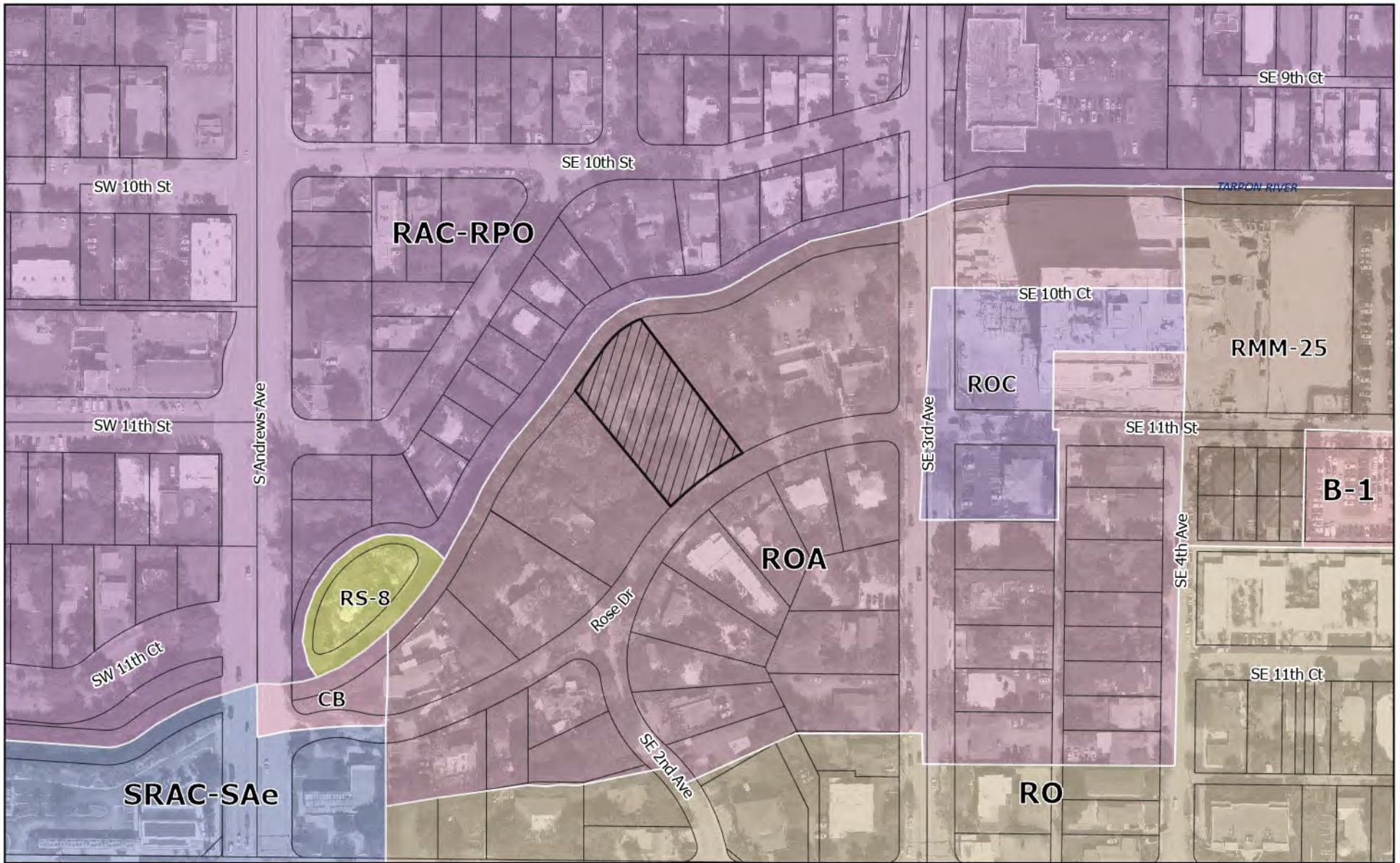
CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

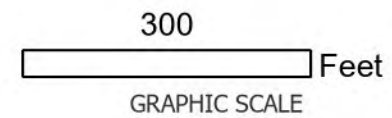
CASE NO. UDP-S26027



UDP-S26027

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site



Date Exported: 9/14/2026

CASE INFORMATION

CASE	UDP-S26027
PROJECT NAME	Rose Drive Office Buildings
APPLICATION TYPE	Site Plan Level III Review
APPROVAL LEVEL	Planning and Zoning Board, Subject to City Commission Request for Review
REQUEST	Waterway Use: 6,836 Square Feet of Office in Two Buildings
APPLICANT	Rio Tarpon Ventures, LLC / Bradley Ashlin
AGENT	Jonathan W. Keith, P.E.
PROPERTY ADDRESS	213 Rose Drive
ABBREVIATED LEGAL DESCRIPTION	Placidena First Unit 2-44 Lot 6-7
ZONING DISTRICT	Limited Residential Office (ROA) District
LAND USE	South Regional Activity Center
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Downtown Fort Lauderdale Civic Association
SUBMITTED	August 20, 2026
COMPLETENESS ISSUED	August 28, 2026
REVIEW PERIOD EXPIRATION	February 24, 2027 (180 Days)
CASE PLANNER	Christian Cervantes, AICP, Urban Planner

REVIEWER CONTACT INFORMATION

BUILDING	Shalanda Nelson	snelson@fortlauderdale.gov	954-828-5242
ENGINEERING	Karina Lairet	klairret@fortlauderdale.gov	954-828-4788
LANDSCAPE	Mark Koenig	mkoenig@fortlauderdale.gov	954-828-7106
POLICE	Nicholas Herring	nherring@flpd.gov	954-828-4239
SOLID WASTE AND RECYCLING	George Woolweaver	gwoolweaver@fortlauderdale.gov	954-828-5371
TRAFFIC ENGINEERING	Benjamin Restrepo	brestrepo@fortlauderdale.gov	954-828-4696
URBAN DESIGN AND PLANNING	Christian Cervantes	ccervantes@fortlauderdale.gov	954-828-5265

RESUBMITTAL STEPS AND INSTRUCTIONS

RESUBMITTAL	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
RESPONSES	Applicants must provide a written response to each issue
	Responses must specify revisions and sheet
ADDITIONAL DOCUMENTS	Must be provided at time of resubmittal
QUESTIONS	Please contact the case planner



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

BUILDING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Accessibility 1. Provide accessible routes connecting accessible parking spaces to accessible building entrances per FBC Accessibility volume.		Shalanda Nelson	Yes
Life Safety Please provide a response to the following: 1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC. 2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC. 3. Provide building construction type designation per Chapter 6 of the 2023 FBC. 4. Specify fire-resistance rating requirements based on building separation and construction type per Tables 601 and 705.5 of the 2023 FBC. 5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC. 6. Per FBC Building Table 1017.2, the maximum exit access travel distance is 250 feet for Group S-1 and 400 feet for Group S-2 occupancies in sprinklered buildings. Clarify the occupancy classification for each building and demonstrate compliance with the applicable travel distance requirements. 7. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.		Shalanda Nelson	Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

General

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

Shalanda
Nelson

Yes

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, 2026 the 9th Edition of the Florida Building Code will be adopted.
2. 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.
3. Each building and or structure will require a separate permit.
4. The following websites will assist in the design considerations:



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

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>



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

ENGINEERING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Pavement Restoration Pavement restoration for utilities or curb cuts within the City right-of-way must be shown on plan with dimensions and shall cover full lane width and extend 25' in each direction of the work area in conformance with Section 25-108.	WSIR 1 OF 2	Alejandra Simon	Yes
One Meter Per Tap City standards allow only one meter per tap location at the right of way. The property may install private sub-meters inside private property. Meters of less than 4-inches will be completed through a plumbing permit.	WSIR 1 OF 2	Alejandra Simon	Yes
Vertical Datum Add horizontal\ vertical datum NAD83\NAVD88(US Ft) statement to plans.	WSIR 1 OF 2	Alejandra Simon	Yes
Provide Letter of Service Availability Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at		Karina Lairet	Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

<https://www.fortlauderdale.gov/Government/Departments/Development-Services/Permitting-Services/Engineering-Permits/Water-and-Wastewater-Capacity-Availability-Request>.

To address this comment, please upload a PDF copy of the Letter of Service Availability issued by the City's Public Works – Engineering Department with the resubmittal.

Revised Boundary and Topographic Survey

Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submitting the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).

Karina Lairet Yes

The boundary survey submitted does not show encumbrances/ restrictions within the property. It also does not show existing utilities present in the easement area and/or other improvements including but not limited to existing trees. The Topographic Survey prepared by McLaughlin Engineering Company is not recent and does not show the existing platted easement.

Please ensure that the Standard Title Commitment or Opinion of Title is specifically referenced as a note on the revised Survey Drawing.



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

Disposition of Existing Utilities

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. For instance, show and label existing water meters and water services that will not be utilized as "To Be Removed." Cap the existing water service connections at the water main.

Karina Lairet Yes

Site Plan Data Table

Provide a Site Plan Data Table indicating the required and proposed type of loading zone(s) required, per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. If applicable, show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.

Karina Lairet Yes

Some of this information is shown on sheet SP1 however, it is not presented in table format and is not completely legible due to Engineering Seal blocking the information.

Proposed Entrances/Exits

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

Karina Lairet Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

driveways and connecting to sidewalks as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.

Maintenance Agreement Area Exhibit

Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT, BCHCED, or City jurisdiction, as well as label all proposed improvements, including sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements. Add this new sheet to the plan set, include it in the sheet index, and respond to this comment with the sheet number.

Karina Lairet Yes

Existing and Proposed Utilities

Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict, including but not limited to, the new water and sewer laterals and existing water and sewer mains in the street. 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). 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, County's & State's engineering standards/permits/policies.

Karina Lairet Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans. Revise sheet L200 to label the dimension from existing and/or proposed utility alignments to proposed trees.

Tree Clearance to Edge of Roadway

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. Revise sheet L200 to label the dimension from the edge of roadway to proposed trees.

Karina Lairet

Yes

Sidewalk and Roadway Closures

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.

Karina Lairet

Yes

Cross Sections

Provide and label a typical cross-section for the proposed development side of Rose Drive at driveway access points. Cross-sections should show existing right of way and proposed right of way dedication boundaries.

Karina Lairet

Yes

Drainage, Ingress, Egress and Access Easement

Discuss status of existing 20-foot-wide Drainage, Ingress, Egress and Access easement (including whether public or private) shown on proposed plat. Show the existing easement on all plans and verify it does not conflict with proposed building and other structures on the site plan. Label it as "to remain" or "to be vacated." Please be advised

Karina Lairet

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

that vacation of any platted Utility Easement requires a separate DRC submittal, DRC staff support, and City Commission approval.

Staging/Storage in ROW

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

Stormwater Facilities

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.

Karina Lairet

Yes

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.



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

LANDSCAPE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Large, Desirable Trees 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 in arborist report for all specimen size trees proposed for removal.		Mark Koenig	Yes
Sidewalk Coordination 1. Coordinate required street trees along Rose Drive with Engineering and TAM review requirements for sidewalk improvement along the ROW. 2. If the intent is to request a sidewalk waiver, please follow the steps below. This master approval will remain pending until the sidewalk waiver is resolved. The information and process outlined below will guide you in initiating a sidewalk waiver request. Once granted a permit void request may be processed ENG-SW-XXXXXXX. To request a waiver, provide the following documentation:		Mark Koenig	Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

A letter of support from the board of the applicable neighborhood association (if applicable).

Signed engineering design plans.

A technical traffic/safety analysis.

Apply on LauderBuild Below are the steps to initiate your application:

Navigate to LauderBuild.

Select Apply.

Go to Urban Design and Planning.

Choose Planning-Administrative Review as the Record Type.

Select AR – Property and Right-of-Way (RLA, Sidewalk Waiver).

Tree Protection Zone

Per ULDR 47-21.6.B.3 and 47-21.15.A.3., please illustrate tree protection zones for existing trees proposed to remain on all landscape and site plans that include underground installations. Protection zone placement is to include the critical root zone (CRZ) of the existing trees proposed to remain to the dripline or as indicated by Arborist recommendation.

Construction activities are proposed within the CRZ of existing trees proposed to remain, including but not limited to: underground utility installation, driveway, sidewalk, grading activity. Please refer to ULDR 47-21.15.A.3.b. and 47-21.15.B. for allowed activity within tree protection zone. If work is to be performed within the CRZ, please provide report detailing compliance with the City's Tree Preservation Ordinance and ANSI A300 standards and best management practices, or shift work outside of CRZ.

Mark Koenig

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

General

1. Note that effective as of November 1, 2024, the City's Tree Preservation Ordinance (ULDR 47-21.15) has been amended by approval of the City Commission. The amended ordinance may be found within the City's ULDR published online by MuniCode: https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE.

2. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not apply for these at time of DRC submittal.

3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.

Mark Koenig

No

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.



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

6. Additional comments may be forthcoming after next review of new plans and written comment responses.

Landscape-Utility Coordination

1. Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed underground 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.

2. Underground 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.

Mark Koenig

Yes

3. 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.

Street Tree Requirements

1. A minimum separation of 6 feet is required between the proposed street tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet

Mark Koenig

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

is required between the trunk and travel lane when curb and gutter DO exist. Illustrate this clearance on Landscape plans.

2. Provide street trees in the right of way swale area, as per ULDR 47-21.13. B.16. Street trees are to be a minimum of 12 feet tall and provided at a ratio of one street tree per forty feet of street frontage or greater fraction thereof not subtracting ingress and egress dimensions. Only three (3) proposed street trees illustrated on Landscape Plan, whereas four (4) are required. Where such a planting strip does not exist or is impractical to provide, street trees may be located in a perimeter planting area where this perimeter landscaping area adjoins the street right-of-way.

3. Proposed street tree species and placement may require structural soil underneath sidewalk. 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.

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.

Specimen Tree Removal

ULDR 47-21.15.F.8.c.: That a specimen tree having a diameter at breast height measurement (DBH) of eighteen (18) inches or greater for Large Trees, thirteen (13)

Mark Koenig

No



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

inches or greater for Medium Trees, and eight (8) inches or greater for Small Trees, as listed in the City's Tree Classification List as maintained by the Department and having a condition rating of sixty percent (60%), or greater, as calculated using the CTLA Guide for Plant Appraisal, 10th edition, shall provide equivalent value deposited to the Tree Canopy Trust Fund at the time the Tree Permit for removal is issued. This shall require that a separate, additional LND-TREE sub permit is submitted in LauderBuild for proposed specimen tree removal at time of permitting. Please acknowledge.

VUA Landscape Requirements

As per Section 47-21.12. C.1.a. The first twenty-five percent (25%), or fraction thereof, of the required VUA trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper and shall be evenly distributed between interior and perimeter landscape areas. The second twenty-five percent (25%), or fraction thereof, of required trees shall be shade species with a two and one-half (2 ½) inch minimum trunk caliper. Proposed Plant List tree specifications do not illustrate compliance with this requirement. Please revise.

Mark Koenig

Yes

Tree-Structure Clearance

Shade trees must be located a minimum of fifteen feet away from structures as per ULDR 47-21.9. F.1. Please illustrate compliance.

Mark Koenig

Yes

Tree Relocation

Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be

Mark Koenig

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

POLICE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u>			
1. 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.		Nicholas Herring	No
2. All entry doors should be equipped with at least a one-inch deadbolt.		Nicholas Herring	No
3. Sliding glass doors and windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.		Nicholas Herring	No
4. All glazing should be impact resistant.		Nicholas Herring	No
5. Units should be pre-wired for an alarm system.		Nicholas Herring	No
6. A video surveillance system (VSS) should be utilized on the property with a focus on entry/exit points, parking lots, common areas, and anywhere valuables are stored on		Nicholas Herring	No



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

the property. The system should be capable of retrieving an identifiable image of a person. Footage should be retrievable for at least 30 days.

7. Entry/exit doors should be access controlled to prevent unauthorized intrusion.	Nicholas Herring	No
8. All Lighting should conform to IES and CPTED standards.	Nicholas Herring	No
9. The structure exterior should be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provides light from dusk until dawn. These areas should be lit as uniformly as possible. Focus should be on potential entry/exit points such as doors, windows, garage doors, porches, and parking areas.	Nicholas Herring	No
10. Regardless of light fixture types, it is recommended each fixture be full-cutoff to minimize glare and light trespass.	Nicholas Herring	No
11. LED lighting should be used where practical to allow for best color rendering.	Nicholas Herring	No
12. All landscaping on the property should conform to CPTED guidelines and be placed in a manner so as not to obstruct and render useless any lighting or cameras on the property.	Nicholas Herring	No



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

13. Ground shrubbery should not exceed 2-3ft in height and larger shrubs and trees should have a canopy no lower than 6ft to provide clear sight lines throughout the property.	Nicholas Herring	No
---	------------------	----

14. Landscaping should not create hiding spaces or ambush points.	Nicholas Herring	No
---	------------------	----

15. All fencing should follow CPTED guidelines and is preferable when compared to solid walls which limit visibility and natural surveillance.	Nicholas Herring	No
--	------------------	----

General Comments:

It is highly recommended that the managing company make arrangements for private security or site monitoring, temporary fencing, access control, and video surveillance during construction.

Nicholas Herring	No
------------------	----

Please submit responses in writing prior to DRC sign off.



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

SOLID WASTE & RECYCLING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u>			
1. Garbage, Recycling and Bulk Trash shall be provided.		George Woolweaver	Yes
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.		George Woolweaver	Yes
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.		George Woolweaver	Yes
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).		George Woolweaver	Yes
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.		George Woolweaver	Yes
6. Service Days shall be per the City's residential routing schedule.		George Woolweaver	Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property	George Woolweaver	Yes
8. Solid Waste transport to trash rooms or to primary waste container shall be performed inside building using interior service corridor (Retail, Office, Condo, Hotel).	George Woolweaver	Yes
9. Containers: must comply with 47-19.4	George Woolweaver	Yes
10. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.	George Woolweaver	Yes
11. 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.	George Woolweaver	Yes
12. 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.	George Woolweaver	Yes

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



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

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:

George
Woolweaver

Yes

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



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

TRAFFIC ENGINEERING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Sidewalk Requirement			
Per City of Fort Lauderdale Code of Ordinance Section 25-62			
Sidewalks shall be required to be constructed in rights-of-way adjacent to property by the property owner or developer in connection with the development of vacant property, redevelopment of developed property, or construction of improvements on developed property when any of the following conditions exist:			
(1) The value of the proposed improvements exceeds twenty-five (25) percent or more of the value of the existing improvements, or			
(2) The aggregate area of the proposed site improvements is more than twenty-five (25) percent of the area of the development site; or		Benjamin Restrepo	Yes
(3) The area of the proposed building or structural addition(s) exceed twenty-five (25) percent of the gross floor area of the existing buildings or structure(s) on the development site; or			
(4) A proposed change in zoning, use or occupancy results in a higher off-street parking requirement than the existing use, as calculated in accordance with Section 47-20 - "Parking and Loading Requirements" of the Unified Land Development Regulations ("ULDR"). For the purpose of this section the calculation of the off-street parking			



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

requirements shall exclude any parking reductions and exemptions granted for the development pursuant to the ULDR.

Sidewalk Width

Provide a minimum of 5 feet wide sidewalk on Rose Drive along the property frontage, this minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping shall be between the sidewalks and back of curb and a minimum of 5 feet in width.

Benjamin
Restrepo

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

URBAN DESIGN & PLANNING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
General This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction. a. Following review of the land use and development history of the property, it has been determined that there will be an adverse effect on at least one previously identified archaeological resource and there is a high potential to encounter archaeological deposits. Close interval testing and monitoring must be provided by a professional archaeologist, who meets the Secretary of the Interior's Professional Standards for such work as set forth in 36 CFR part 61 as amended. Further details of requirements are included in the attached letter from the City's Archaeological consultant, Coastal Archaeology and History Research, Inc.		Christian Cervantes	Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

b. A Letter of Agreement from a professional archaeologist must be submitted in coordination with building permit applications for demolition and new construction to perform this work. A final report must be submitted by the archaeologist to historic preservation staff prior to issuance of Certificate of Occupancy. For any questions, please contact Vasilya Allakhverdieva, Urban Planner, at VasilyaA@fortlauderdale.gov or 954-828-4995.

General

It appears there may be conflicts with parking spaces, circulation, and loading zones proposed in the rear VUA area of the site. Consult with the City's Traffic Engineer to ensure there are no conflicts with proposed loading zones and required parking.

Christian
Cervantes

Yes

General

Discuss all newly proposed seawalls, any repair to existing seawalls and/or relocation of existing seawalls with Engineering Representative.

Christian
Cervantes

Yes

General

Obtain a Water and Sewer Capacity Letter from the City of Fort Lauderdale Public Works Department.

Christian
Cervantes

Yes

General

Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and maps 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-

Christian
Cervantes

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

of-way is required 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.

General

The site is designated South 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.

Christian
Cervantes

Yes

General

Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:
a. Prior to submitting 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/City-Managers-Office/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 their applicants. Once the meeting(s) is conducted, the applicant shall provide a written

Christian
Cervantes

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

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 as 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.

General

The proposed project requires review and approval by the Planning and Zoning Board (PZB). A separate fee is required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to Section 47-27. In addition, the development permit shall not take effect, nor shall a building permit be issued until seven (7) business days after approval, and then only if no motion is adopted by the City Commission seek to review the application.

Christian
Cervantes

Yes

General

Pursuant to Unified Land Development Regulations, Section 47-24.1.I., the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before February 24, 2026, unless a mutually agreed upon time extension is established between the City and the applicant. An extension, then subsequent continuance, may be requested to complete review of the project. If the applicant fails to request an extension or complete review of the project within the permitted timeframes, the application will be scheduled for a Planning and Zoning Board hearing for failure to meet ULDR, Section 47-24.1.I., Review Process, and the applicant may be required to refile a new application and fees to proceed with the project.

Christian
Cervantes

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

ULDR Narratives

Pursuant ULDR Section 47-23.8 Waterway use, provide a point-by point narrative response, on letterhead, with date and author indicated explaining how the proposed project, specifically the proposed height and massing “preserves the character of the neighborhood, harmonizes with other development in the area, and protects and enhances the scenic quality of the waterway”.

Christian
Cervantes

Yes

Site Plan

Although the narrative mentions the existence of a Strangler Fig within the right-of-way, the tree survey shows a Ficus Microcarpa, an invasive tree species, that will need to be removed and therefore does not conflict with sidewalk requirements.

Christian
Cervantes

Yes

Site Plan

Pursuant ULDR Section 47-23.8.B.1. clearly dimension the required 20-foot landscaped yard from existing bulkhead along the water in the rear yard. Current site plan delineates a 15-foot setback.

Christian
Cervantes

Yes

Site Plan

Clearly dimension and label the proposed swale on the site plan.

Christian
Cervantes

Yes

Site Plan

Clearly dimension the distance between the centerline of the road to the edge of pavement on the subject parcel.

Christian
Cervantes

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

Site Plan

Clearly dimension the waste container screening fence, and concrete pad that appear to encroach into the required side yards on both structures.

Christian
Cervantes

Yes

Site Plan

Clearly dimension all the side yard setbacks to structural columns of the buildings. It appears that the building is encroaching into portions of the required setback.

Christian
Cervantes

Yes

Site Plan

Clearly label on the site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste and Recycling. Indicate on the plans where accessibility for building users is accommodated for all container areas.

Christian
Cervantes

Yes

Site Plan

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 (FPL) Company indicating such.

Christian
Cervantes

Yes

Site Plan

As the proposed plat for the site is to be subdivided, provide two data tables on the site plan, one for each of the proposed parcels. Data tables should provide calculations for setbacks, open space, landscaping, dimensional requirements, parking, and other required elements.

Christian
Cervantes

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

Plans and Elevations

Provide renderings of the proposed structure from the street front (south) and waterway (north) that include the proposed landscaping and show adequate screening for mechanical equipment and waste containers.

Christian
Cervantes

Yes

Plans and Elevations

Clearly label setbacks to elements such as mechanical equipment, waste container screening and fencing. All mechanical equipment and waste containers shall be properly screened by landscaping or fencing.

Christian
Cervantes

Yes

Plans and Elevations

Clearly label the setback dimension to the structural columns of building that appear to be encroaching into required setback on the elevation sheets.

Christian
Cervantes

Yes

Pedestrian Circulation/Multimodal Related Comments

Provide safe pedestrian access from the parking spaces to the building entrance(s), and to the external sidewalk. Proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site must be labeled.

Christian
Cervantes

Yes

Pedestrian Circulation/Multimodal Related Comments

Pursuant ULDR Section 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Provide a five-foot sidewalk abutting the property line along Rose Drive. If additional information on qualifying for a sidewalk waiver is needed,

Christian
Cervantes

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

contact Benjamin Restrepo, with the City's Engineering's Division at BRestrepo@fortlauderdale.gov or 954-828-4696

ULDR Criteria

Pursuant ULDR Section 47-25.3.A.3.e.i.a, the development will be compatible with, and preserve the character and integrity of adjacent neighborhoods, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent neighborhoods. The proposed site plan shows parking and Vehicle Use Area (VUA) along the street frontage on Rose Drive. Consider moving the structures closer to Rose Drive to help activate the street frontage and maintain parking and VUA interior to the site to promote a spatial framework conducive to the existing built environment and neighborhood that contains a mixture of residential and office use.

Christian
Cervantes

Yes

ULDR Criteria

Provide a delineation line showing the 20-foot yard requirement along the edge of the northern bulkhead line. Pursuant to ULDR Section 47-23.8, Waterway Use, a 20-foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yards shall not be used or developed for any purpose other than landscaping and the minimum number of driveways or walkways is reasonably necessary to serve the waterfront uses, unless specifically approved by the Planning and Zoning Board. Clearly dimension the required landscape yard. Be advised, proposed encroachments into the 20-foot landscape area will require approval by the Planning and Zoning Board.

Christian
Cervantes

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

ULDR Criteria

Pursuant ULDR Section 47-20.5.C.1, if use of the parking area requires access or maneuvering on property other than the parcel where the parking area is located, a permanent cross-access easement over the other property must be provided to the city, approved as to form by the city attorney and recorded in the public records of the county at the expense of the applicant. a cross-access agreement may be required to accommodate the concurrent replatting of the site and the shared VUA/parking area. Contact Benjamin Restrepo, with the City's Engineering's Division at BRestrepo@fortlauderdale.gov or 954-828-4696.

Christian
Cervantes

Yes

ULDR Criteria

Pursuant ULDR Section 47-5.60.E.6.b, side yards in ROA zoning district shall be a minimum of ten feet in width or half the height of the tallest building, whichever is greater. It appears structural components of both proposed office buildings are encroaching on the required side yard setback of 13.5 feet to the east and west.

Christian
Cervantes

Yes

Advisory

Additional comments may be forthcoming at the DRC meeting and once comments are addressed.

Christian
Cervantes

Yes

Advisory

Provide a written response to all Development Review Committee comments and provide references to sheet numbers where updates are made in the plan set.

Christian
Cervantes

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

Advisory

An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. If required, please schedule an appointment with the Project Planner (Christian Cervantes - Ccervantes@fortlauderdale.gov) to review project revisions.

Christian
Cervantes

Yes

Advisory

All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. 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. Contact Shalanda Nelson, Building Plans Examiner (954-828-5242) to obtain his signature on the final DRC plans.

Christian
Cervantes

Yes

Advisory

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.

Christian
Cervantes

Yes

Advisory

If application proposed additional dockage and/or boat slips, provide an approval letter from the Broward County Environmental Protection Department, contact Julie Krawczyk (954-519-1266) prior to Planning and Zoning Board submittal.

Christian
Cervantes

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

Advisory

If docks are proposed, application may need to be presented to the Marine Advisory Board. Contact Andrew Cuba, Supervisor of Marine Facilities (954-828-5236) to confirm. Note that presentation to the Marine Advisory Board will need to occur prior to Planning and Zoning Board.

Christian
Cervantes

Yes

Advisory

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.

Christian
Cervantes

Yes

Advisory

Pursuant to Unified Land Development Code (ULDR), section 47-35, Definition, development site is defined as "a lot or parcel of land or combination of lots or parcels of land proposed for development. If a development site has more than one (1) parcel or lot with different owners, all property owners will be required to sign the application for development permit and shall be required to execute and record in the public records a declaration on a form provided by the department, stating that the parcels have been developed as a single unit for purposes of meeting the ULDR. The declaration shall include a legal description of each parcel and shall state that no parcel may be developed separate from the other parcel unless each parcel standing alone meets the requirements of the ULDR." Be advised, building permits cannot be issued until the

Christian
Cervantes

Yes



DRC COMMENT REPORT

Case Number: UDP-S26027

Project Name: Rose Drive Office Buildings

Property Address: 213 Rose Drive

applicant has executed and recorded a declaration as stated above and a copy of the recorded document has been provided to the City.

Advisory

The proposed project must be consistent with the latest recorded plat restrictions. Plat application UDP-P26005 for this site is being processed concurrently. Note, the Plat must be approved and recorded by the Broward County Planning Council prior to Site Plan approval. Contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)

Christian
Cervantes

Yes