



FINAL DEVELOPMENT REVIEW COMMITTEE (DRC) CERTIFICATE OF COMPLIANCE

(Site Plan Level II, DRC)

This notification is to provide confirmation that the development described below has been approved for site plan review purposes consistent with Unified Land Development Regulations (ULDR) Section 47-24.2.

Case Number: UDP-S21022
Project Name: Wright Dynasty
Project Description: New six story, 65 foot high, mixed-use building containing 24 affordable housing units, consisting of 3 affordable housing units to be deed restricted no less than 30 years from C.O. date and 21 market rate residential units. In addition to 3,790 square feet of commercial use space.

General Location: 1223 NW 6th Street
Zoning District: Northwest Regional Activity Center Mixed-Use east (NWRAC-MUw)
Land Use: Northwest Regional Activity Center (NWRAC)

Determination: The Development Review Committee reviewed the project on June 8, 2021. Staff recommended approval as per the revised plans and narratives submitted with this application on February 28, 2022. On May 03, 2022, the City Commission reviewed and approved an additional height request from 45 feet to 65 feet in height per Section 47-13.52.-NWRAC-MU Special Regulations, in exchange for setting aside 10 percent of units as affordable. The City Commission additionally approved an alternative design deviating from the minimum tower stepback requirements. The requested deviation permits a stepback of 14 feet, 4 inches along the west elevation and 15 feet, 2 inches along the east elevation.

Conditions: This approval is subject to the following conditions:

Adam Schnell – Urban Design and Planning

1. Prior to issuance of building permit, applicant will be required to pay a Park Impact Fee for the proposed residential units in accordance with ULDR Sec. 47-38A.
2. The developer shall comply with the Affordable Housing Agreement, recorded on August 03, 2022, between the City of Fort Lauderdale and Wright Dynasty LLC, Instrument # 118316051. The agreement restricts two 1 bedroom units for 30 years to be rented or sold to households making at or below 80 percent of the median family income as defined by HUD for Broward County, and one 2 bedroom unit for 30 years to a household with income no less than 80 percent of the median family income as defined by HUD for Broward County.

Karl Lauridsen – Landscaping

3. Provide root-barriers along the edge of the street trees.
4. Increase size of street trees to 20 feet, per the design standards of the NWRAC Master Plan.
5. Tree canopy within a sight triangle shall have a minimum 8 feet of canopy clearance when installed, update plans at time of permit submittal.
6. Perimeter wall depicted in plans appears to have a continuous footer system. Indicate on Civil and Landscape plans that no trench and poured footer will be within 10 feet of the existing trees on the neighboring property. Provide a detail of the proposed perimeter wall at the time of permit submittal.

Comments: This approval has the following notes:

Noel Zamora – Building

1. Note that during the permitting phase the interior stairways will need to be modified to comply with the means of egress requirements of Chapter 10 of the 2020 FBC. The applicant must also show that the openings in the exterior walls for the proposed building comply with section 705.8 of the 2020 FBC.

Approval Date: (May 03, 2022)

Expiration: Submit Building Permit Application by November 3, 2023.
Building Permit Issued by **May 03, 2024.**

If you need more information on a particular use or any additional information, please contact me at Aschnell@fortlauderdale.gov or 954-828-4798.

Sincerely,

Adam Schnell

Adam Schnell
Urban Planner III

*Please note that in accordance with ULDR Section 47-34.3 the issuance or granting of a permit or approval of plans or specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of the ULDR. No permit presuming to give the authority to violate or cancel the provisions of the Code shall be valid except insofar as the work or use which it authorizes is lawful. Furthermore, the issuance of a permit upon plans and specifications shall not prevent the building inspector from thereafter requiring the correction of errors in such plans and specifications or preventing building operations being carried on thereunder when in violation of the ULDR or any ordinances of the City of Fort Lauderdale.