

CITY OF FORT LAUDERDALE

ADMINISTRATIVE REVIEW COMMENTS



COMMENT REPORT

CASE NO. UDP-A25019

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FLORIDA 33311

URBAN DESIGN AND PLANNING DIVISION
954-828-6520
www.fortlauderdale.gov

CASE INFORMATION

CASE	UDP- A25019
PROJECT NAME	Shader Retail
APPLICATION TYPE	Site Plan Level II Amendment
APPROVAL LEVEL	Administrative Review Committee
REQUEST	1,834 Square Foot Addition to Existing 2,543 Square Foot Retail Use
APPLICANT	ACS Flagler, LLC.
AGENT	Nectaria Chakas, Lochrie & Chakas, P.A.
PROPERTY ADDRESS	801 N. Federal Highway
ABBREVIATED LEGAL DESCRIPTION	Progresso 2-18 D Lots 25,26, Less State Rd Blk 252
ZONING DISTRICT	Regional Activity Center - Urban Village District (RAC-UV)
LAND USE	Downtown Regional Activity Center
COMMISSION DISTRICT	2 - Steven Glassman
NEIGHBORHOOD ASSOCIATION	Flagler Village Civic Association
SUBMITTED	April 11, 2025
COMPLETENESS ISSUED	February 13, 2026
STATE STATUTE 166.033 EXPIRATION	June 13, 2026 (120 Days)
CASE PLANNER	Nancy Garcia, Urban Planner II

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all AR comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.

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CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show 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. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.
7. Provide elevation Certificate for the structure. The Certificate will indicate whether structure meets current elevation requirement and substantial improvement is not applicable; or
8. Provide the market value for the structure and a detailed valuation of the work to be performed, including a breakdown of material and labor costs. To calculate substantial improvement, the market value of the structure where the improvements are being made is required. Private appraisals submitted for this purpose must indicate the current market value and the actual cash value (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction). The appraisal must be prepared by a qualified independent appraiser no more than six months prior to the date of the permit application. Alternatively, the tax assessment value may be used if it is adjusted to approximate market value by a factor provided by the Broward County Property Appraiser. For further information regarding substantial improvements, please refer to the FEMA Substantial Improvement/Substantial Damage Desk Reference. This documentation is required to make a substantial improvement determination. Refer to Section 4.4.1 of FEMA P-758, Substantial Improvement/Substantial Damage Desk Reference, for included and excluded costs. "Once elevation is established or a reassessment of the substantial improvement determination is made, it can be determined whether the structure must be brought into compliance with Chapter 14 of the Code of Ordinances and the Florida Building Code."
9. Specify the level of alteration for the renovations in accordance with Sections 301.1 and 601.1 of the 2023 FBC Existing Building Volume. Note that if the work area exceeds 50 percent of the building area, the existing structure, mechanical, electrical, plumbing, and life safety systems must be upgraded to comply with the latest FBC.

GENERAL COMMENTS

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

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

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

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

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

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CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. Provide 5' permanent Right-of-Way Easement or dedication along west side of NE 15th Terrace, to complete half of 50' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
2. Provide 5' permanent Right-of-Way Easement or dedication along west side of NE 8th Street, to complete half of 50' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
3. Provide permanent Sidewalk Easement as appropriate along east side of NE 5th Terrace to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
4. Provide permanent Sidewalk Easement as appropriate along north side of NE 8th Street to accommodate portion of pedestrian clear path (coordinate required width with TAM) that may be located beyond public Right-of-Way and/or Right-of-Way Easement dedication (per City's Downtown or Northwest RAC Master Plan guidelines as appropriate); show / label delineation in the plans.
5. Provide 6-in. sewer cleanout at 2.5' from the right-of-way line as per City of Fort Lauderdale Engineering Detail Standard #213. Shall cleanout fall on a vehicular access area, a traffic rated (H-20) cover shall be provided as per detail # 215.
6. Proposed domestic water meter locations shall follow City of Fort Lauderdale Public Works standard detail.
7. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department in order to meet the City's adequacy requirements per ULDR Section 47-25.2 of the City's Code of Ordinances. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>.
8. 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.).
9. 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.

10. Submit a formal Site Plan that features all critical dimensions for the proposed development, such as building setbacks, parking lot access, driveway widths, sidewalk dimensions, and typical roadway travel lane (including any on-street parallel parking) widths for NE 5th Terrace and NE 8th Street.
11. Spot elevations/grades shown in proposed development plans shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).
12. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
 - a. Depict existing sidewalk adjacent to the development along S Andrews Ave, SW 5 Street and SW 1 Ave and how proposed sidewalk/ pedestrian path will transition into existing sidewalk.
 - b. Continue concrete sidewalk across driveway access points as per the city engineering standard details.
13. 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.
14. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
15. Clearly depict trash enclosure on site plan.
16. Provide Street sections and building Elevations. Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, and horizontal building clearances on all building elevation / section details, as appropriate. Label vertical clearance above public access sidewalks along, if any building overhang is proposed; public access sidewalk should match corresponding Site Plan, with respect to Right-of-Way boundaries.
17. Provide and label typical roadway cross-sections for the proposed development side of NE 5th Terrace, NE 8th Street and N federal HWY: at driveway access points, at on-street parallel parking lanes, 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.
18. Street landscape does not meet the downtown master plan layout.
19. Per Ordinance No. C-22-34, sidewalk is required per section 25-62 "Requirements for New Development and Site Alterations".
20. Existing public sidewalks adjacent to the proposed development (to remain) must be inspected by the Engineer of Record to ensure existing sidewalks meet ADA standards and are in good condition. A signed and sealed assessment must be provided indicating sidewalks were inspected and any

sidewalk replacement requirements. Plans shall reflect the extent of sidewalk replacement accordingly.

21. ADA ramps along NE 5 Terrace shall be removed. Back of sidewalk elevations shall not be higher than crown of road elevations.
22. ADA ramp is required at the SW corner for connectivity to the west.
23. Curbing is continuous through ADA ramp/parking lot entry.
24. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
25. Per ULDR Sec. 47-20.13.D - On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater management System. Therefore, please provide drainage calculation showing proposed design will meet applicable South Florida Water Management District design criteria.
 - a. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
26. 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). 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 ADA existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
27. 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.
28. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the city. Please contact the Case Planner for details to match the area.
29. 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 asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.

30. 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
31. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

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

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

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CASE COMMENTS:

Please provide a response to the following:

1. Please verify and show dedication requirements on plans.
2. Please provide the streetscape along North Federal Hwy as to Design Guidelines.
 - a. N. Federal Hwy place the sidewalk to the new property line.
 - b. Please have the transition of the sidewalk at the north end of the site along with the south end where the existing building and 5x8 feet bus stop are located.
 - c. Please provide Live Oak street trees on 30 feet centers.
 - d. As the Guidelines suggest, please provide the street trees at 20-22 feet over all height. While the minimum is 16 feet OA, 7 feet ground clearance.
 - e. The department highly suggests the use of the Highrise Oaks.
 - f. Please provide CU Structural Soil or Soil Cells under the public realm of the sidewalk.
 - g. Provide detail of the root growth product for under the pavement.
 - h. Please identify and show hatching of the extent of use of the CU Structural Soil or Soil Cells on Civil, Site, and Landscape plans.
 - i. Please provide shrubs and ground covers amongst the street trees.
 - j. From the southern transition point of the sidewalk to the corner of NE 8th street, the clear path of the sidewalk needs to be enlarged. Please remove the existing landscape strips adjacent to the travel lane to provide a wider, unobstructed clear path of the sidewalk.
3. Please provide the streetscape along NE 5th Terr. as to Design Guidelines.
 - a. As the location of the sidewalk is adjacent to the on-street parking. Please place the northern and southern portion in the same line to create landscape area in the ROW.
 - b. Please provide corner palms at NE 8th St and NE 5th Terr coping species and arrangement as to the neighbor to the west.
 - c. Provide shade tree street trees along NE 5th Terr.
 - d. Provide CU Structural Soil or Soil Cell system.
 - e. Please provide shrubs and ground cover landscape materials amongst the street trees.
4. The existing area of the VUA is under Retroactive Landscape requirements. Section 47-21.12. G. within this Section for landscaping "... the owner shall comply to the maximum extent possible without reducing the number of required parking spaces." As the Site plan is currently proposed, with the required placement of the sidewalk, the perimeter islands would now be sidewalk. If other Disciplines have requirements that eliminate parking stalls, please turn these into landscape areas with landscape materials. If sidewalk and parking stalls are adjacent to each other. Please provide a barrier such as a raised curb to prevent vehicles from crossing onto the sidewalks.
5. Existing palms and Pigeon Plum tree not shown in their correct locations. As the palms are shown for removal, the Pigeon Plum shown to remain in place is adjacent to the existing structure and around new construction. There also appears to be an existing Calophyllum tree in the northwest area of the site not shown on the plans and without its disposition. Please verify and provide disposition information of the Pigeon Plum tree and the Calophyllum tree.
6. For the proposed Crape Myrtle trees adjacent to the public realm of the sidewalk, please provide these trees with a minimum 7 feet canopy height clearance. Please provide trees with a preferred 40% trunk to 60% canopy – 50% to 50% acceptable.

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CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
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.
6. Service Days shall be per the City's residential routing schedule.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will service the property.
8. Containers: must comply with 47-19.4
9. 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.
10. 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.
11. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
 - *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS

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

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

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CASE COMMENTS:

1. The proposed development does not meet the minimum parking requirements per section 47-20.2 of the City of Fort Lauderdale ULDR. The development will need to request a parking reduction.
2. Provide a parking analysis to justify the reduction in parking requirements.
3. The parking spaces in the 25' X 25' sight triangle will need to be removed
4. Per Broward County Trafficways plan 10 feet of right of way dedication is required along N Federal Hwy. Proposed private property site improvement required by the City of Fort Lauderdale ULDR cannot be built into the 10 foot right of way dedication required per the Broward County Trafficways Plan.
5. Provide the FDOT pre application access management letter.
6. Provide confirmation from FDOT and Broward County on whether a right of way dedication on Sunrise Blvd is required to meet the Broward County Trafficways plan minimum roadway width requirement.
7. Provide a minimum of 12 feet wide clear sidewalk on **N Federal Hwy**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
8. 5 foot right of way dedication on NE 8th Street is required to complete the 25' half section.
9. Provide a minimum of 7 feet wide clear sidewalk on **NE 8th Street**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
10. 5 foot right of way dedication on NE 5th Terrace is required to complete the 25' half section.
11. Provide a minimum of 7 feet wide clear sidewalk on **NE 5th Terrace**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
12. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is a proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point. The minimum inbound and outbound staking requirement is one (1) stacking space.
13. Per section 47-20.5.6.d of the City of Fort Lauderdale ULDR For a development which generates less than five hundred (500) trips per day, a lesser number of stacking spaces may be authorized by the reviewing authority based on a traffic impact statement prepared by a licensed engineer which indicates that characteristics of the proposed use or abutting right-of-way support a determination that the need for stacking spaces is less than that required by the ULDR. These characteristics may include, but are not limited to, the following:
 - a. A deceleration lane will be located at the driveway, or

- b. The peak hour directional traffic volumes on the abutting right-of-way do not coincide or conflict with peak hour usage on the site, or
 - c. Characteristics of the proposed use such as low traffic generation or low turnover of parking spaces support a finding that the number of stacking spaces provided will be sufficient to protect the safety of those traveling on and off site.
14. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended ultimate right of way lines).
 15. The hypotenuse of the 25' X 25' sight triangle shall extend to the edge of pavement, and no vehicular use area such as driveways can be within this area.
 16. The city reserves the right to meter on street parking stalls on the public right of way at any time.
 17. Please add the following note on the site plan for the on-street parking, "None of the on-street spaces are reserved for the development and may be used by any member of the public. On-street spaces may count towards the parking requirements for the project; The spaces may be removed at any time for any reason and the City of Fort Lauderdale will not relocate displaced on-street parking."
 18. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
 19. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.
 20. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
 21. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

CASE COMMENTS:

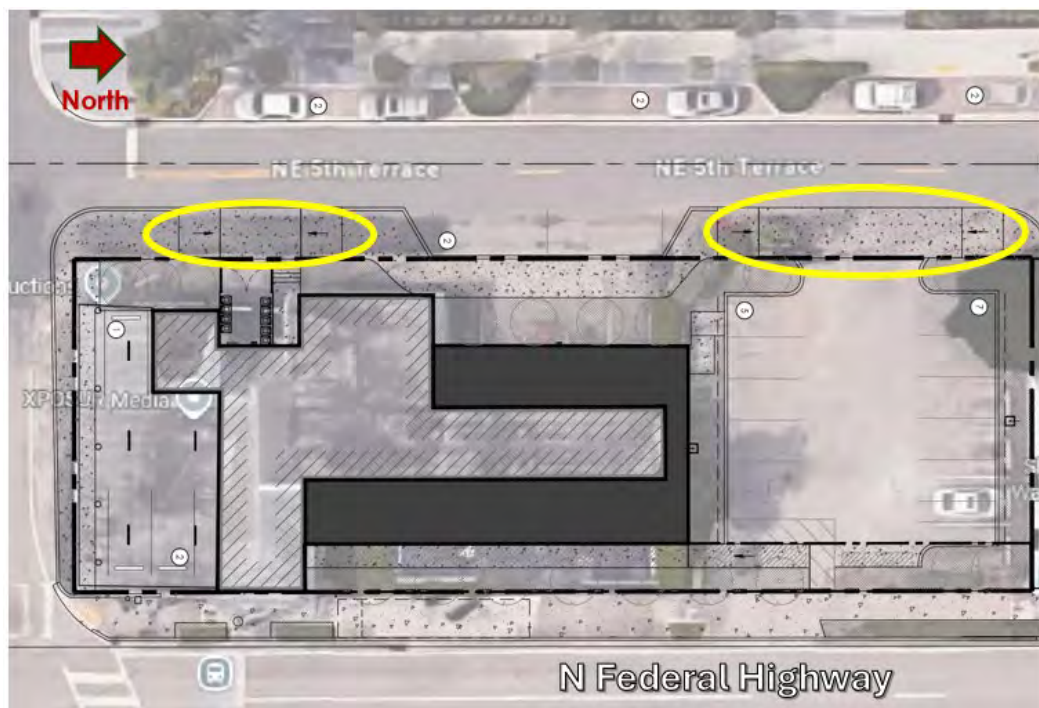
Please provide a response to the following:

1. 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 **August 12, 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.
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>. Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Downtown 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.
4. The property was approved for the following variances (Case No. PLN-BOA-250600004) by the Board Adjustment, on July 9, 2025:
 - a. Section 47-3.8.A.1 Termination of nonconforming status. Requesting a variance from ULDR Section 47-3.8.A.1 to allow a legal nonconforming structure that is altered by more than 50% of the replacement value to retain its legal nonconforming status, where ULDR Section 47-3.8.A.1 would terminate its legal nonconforming status, as per permitted plans.
 - b. Sec 47-3.8.A.2 Termination of nonconforming status. Requesting a variance from ULDR Section 47-3.8.A.2 to allow a legal nonconforming structure with a discontinued use to retain its legal nonconforming status, where ULDR Section 47-3.8.A.2 would terminate its legal nonconforming status.
5. 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, Final approval cannot be issued until the applicant has executed and recorded a declaration as stated above and a copy of the recorded document has been provided to the City.

6. Be advised, the 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 Administrative Review process and the inclusion of such are identified during the building permit review, the applicant will need to amend the Administrative Review approved plans.
7. As proposed, the application deviates from the *Downtown Master Plan (DMP) Standards*, therefore, is subject to approval by the City Commission for alternate design solutions. A separate application fee is required for City Commission review. The applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned, i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk. Please contact the project planner, Nancy Garcia (Email: ngarcia@fortlauderdale.gov, Phone: (954-828-8958) for more information.
8. The project does not meet certain DMP design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable category and has provided images to assist the applicant.

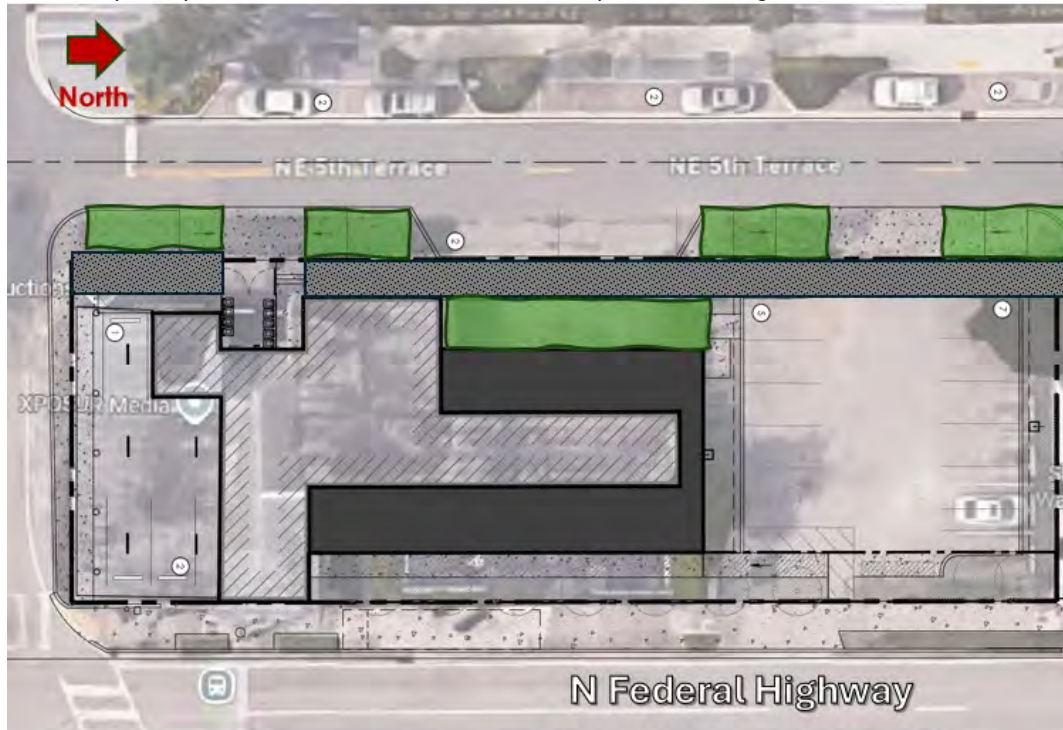
Principles of Street Design

- a. S3- Sidewalk cannot slope near on-street parking. See image below as a reference:



- b. S5- Provide distance of space between the street trees along North Federal Highway and NE 5 Terrace.

- c. S6- Landscaping and sidewalk along NE 5 Terrace should be flipped to better meet the streetscape requirements of the Downtown Masterplan. See image below as a reference:



- d. S7- More information is needed. Provide distance of space between street trees and types of trees proposed to be planted.
- e. S8 & S9- Alternative Design Request is proposed for the streetscape/street tree requirements along NE 8th Street. The applicant is strongly encouraged to coordinate with the Landscaping Division and provide landscaping/street trees to meet the intent of the Downtown Masterplan.
- f. S11 – Dimensions of the curb radius were not provided. Revise plans and specify which sheets of the site plan show the preferred maximum dimensions.
- g. S13 – Dimensions of the lane widths were not provided, revise plans and specify which sheets of the site plan show the lane widths of the streets.

Quality of Architecture

- h. Q7 & Q8 – Provide a range of architectural styles to break up overall massing of the western building façade (along NE 5 Terrace). Consider faux windows, clerestory windows, faux columns for every bay and slight overhangs on the roof. See image on next page of existing architectural treatments provided along NE 5 Terrace:



GENERAL COMMENTS

The following comments are for informational purposes.

1. 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 plans.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the Administrative Review comments. Prior to routing your plans for Final sign-off, please schedule an appointment with the case planner (Nancy Garcia, 954-898-8958, NGarcia@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
3. Additional comments may be forthcoming after comment responses are received.

