

April 10, 2026

CASE NO: UDP-S25053
PROJECT: 11 North Andrews
APPLICANT: Bachow Fam OZ Fund, LLC
RE: Responses to DRC Comments Submittal #1

I. BUILDING (Noel Zamora, NZamora@fortlauderdale.gov, 954-828-5536)

CASE COMMENTS:

1. Show provisions for either open or closed interior parking per sections 406.5 and 406.6 of the 2023 FBC.

RESPONSE: The proposed parking garage is designed as an open parking structure in accordance with Sections 406.5 and 406.6 of the 2023 Florida Building Code. Levels 3-8 are open on all sides and meet the required openness criteria. The Level 2 parking tier is slightly under code minimum openness percentage and will require mechanically assisted ventilation. Garage openness calculations are indicated on Elevation Sheet A2.7

2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.

RESPONSE: Allowable building height, number of stories, and allowable area have been evaluated in accordance with Chapter 5 of the 2023 Florida Building Code. Based on the proposed Type IA construction and NFPA 13 sprinkler system throughout, the building complies with the allowable height, story, and area requirements. This information has been provided on sheet SP-103.

3. Provide building construction type designation per Chapter 6 of the 2023 FBC.

RESPONSE: The proposed building is classified as Type IA construction in accordance with Chapter 6 of the 2023 Florida Building Code. The construction type is based on a non-combustible concrete and steel structural system and has been identified on sheet SP-103.

4. Specify fire-resistance rating requirements based on building separation and construction type per Tables 601 and 705.5 of the 2023 FBC.

RESPONSE: Fire-resistance rating requirements have been identified in accordance with the 2023 Florida Building Code. Based on the proposed Type IA construction, required fire-resistance ratings for structural elements are provided per Table 601. Required exterior wall fire-resistance ratings are provided in accordance with Table 705.5, based on fire separation distance. This information has been identified on the Life Safety sheets

5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.

RESPONSE: The occupant loads and egress capacities have been incorporated into the Life Safety Drawing Sheets (LS.1-LS.4).

6. Indicate code compliant sprinkler system per Section 903 of the 2023 FBC.

RESPONSE: The building will be provided with a code-compliant automatic fire sprinkler system designed in accordance with Section 903 of the 2023 Florida Building Code and NFPA 13. The sprinkler system designation is identified on the Life Safety sheets. Refer to sheet SP-103

7. Designate Fair Housing Provisions per the 2023 FBC Accessibility volume.

RESPONSE: Acknowledged.

8. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.

RESPONSE: No valet parking services are proposed.

9. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the FBC.

RESPONSE: Exit access separation distance is 141'-10" as indicated on Life Safety Drawings (LS.1-LS.4). This exit configuration exceeds the minimum distance required by FBC.

10. Show that the openings in the exterior walls adjacent to the property lines meet the requirements of Table 705.8 of the 2023 FBC.

RESPONSE: There is no limit to exterior wall openings. Fire separation distances measured according to Table 705.8 of the 2023 FBC are indicated on Life Safety Drawings (LS.1-LS.4)

GENERAL COMMENTS:

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.

RESPONSE: Acknowledged, will comply.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

II. **ENGINEERING** (Anabel Figueredo, afigueredo@fortlauderdale.gov, 954-828-6205)

CASE COMMENTS:

1. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along South Atlantic Boulevard.

RESPONSE: A meeting has been conducted with FDOT, FPL, and Broward County Highway Construction and Engineering Division on 3/31/2026. FDOT does not require a pre-application meeting as there is no proposed driveway along W Broward Blvd.

2. 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.

RESPONSE: Please see the attached water and wastewater demand calculations for the proposed development. A formal submission to the City of Fort Lauderdale Public Works – Engineering Department was submitted on 3/11/2026. The revised capacity letter shall be provided once received.

3. Provide disposition of existing on-site private drainage system/ catch basin (per City Utility Atlas Maps) that currently connects from private property to existing stormwater drainage system in the alley.

RESPONSE: All existing infrastructure shall be removed. The Demolition Plan has been updated to indicate the removal of the existing pipe connection to the alley stormwater system.

4. Proposed structures (i.e. building balconies, storm drainage structure/ wells and well related pipes, planters, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements/ construction easements, unless approved by FDOT and Broward County jurisdictions, as applicable.

RESPONSE: No structures are proposed within the public rights-of-way, dedications, and/or easements and do not require additional permits with FDOT or Broward County Highway Construction and Engineering Division.

5. 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 Erosion and sediment control plan. Construction fence shall not encroach onto said triangles.

RESPONSE: Please see the Erosion and Sediment Control Plans for the revised construction fence and silt fence to be located within the property limits and outside of the sight visibility triangles. Sight triangles are shown and labeled as requested.

6. Building Elevations: Show and label existing Right-of-Way, proposed Right-of-Way and/or Easement boundaries, Fee Simple lot boundaries, and horizontal building clearances on all building elevation / section details, as appropriate.

RESPONSE: The requested information has been incorporated into the architectural drawings. Existing Right-of-Way, proposed Right-of-Way and/or easement boundaries, Fee Simple lot boundaries, and horizontal building clearances are shown and labeled on the building elevations and sections on Sheets A2.1 through A2.4.

7. For parking lot layout:
 - a. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, 18' (min.) adjacent to 60-degree angled parking stalls, 13' (min.) adjacent to 45-degree angled parking stalls, and 12' (min.) adjacent to 30-degree angled parking stalls. Reconfigure parking stalls shown at end of drive aisle, to eliminate 180 degree back-out maneuver.

RESPONSE: The parking layout has been revised to comply with ULDR Section 47-20.11.A. Drive aisle widths have been adjusted to meet the minimum requirements based on stall angle, and the parking stalls at the end of the drive aisle have been reconfigured to eliminate the 180-degree back-out maneuver. Refer to the revised parking layout shown on sheet A1.4.

- b. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.

RESPONSE: The parking layout has been revised to comply with the minimum parking stall dimensions of 8'-8" clear width and 18'-0" clear depth. Building columns have been adjusted and/or located outside of the required clear parking stall dimensions so that no encroachment occurs.

- c. Dimension proposed lane width on both sides of raised island for parking garage gate, which should be 12' (min.) per ULDR Section 47-20.5.C.3.b.i. Gates in open position shall not block adjacent parking stall, sidewalk, walkway, etc.

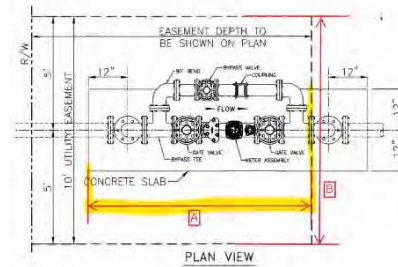
RESPONSE: The team is evaluating parking gate options that will comply. A 12' minimum lane width will be maintained on both sides.

- d. Per ULDR Section 47-20.9.A, parking garage sloping floor grades shall not exceed 5% and 4%, adjacent to 90-degree and 60-degree angle parking stalls, respectively; angle parking on sloping floors shall be minimum 60 degrees. Ramp grades shall have 12% maximum slope where not adjacent to parking stalls.

RESPONSE: Parking garage ramps adjacent to parking stalls have been revised to maintain a 5% maximum slope. The garage entry ramp from ground level has been revised to maintain a 12% maximum slope.

8. Water and Sewer Plan; Public Works staff comments:
 - a. The 15-ft measurement for the meter easement shown on plan sheet C-300 needs to be revised to measure from the meter assembly itself to the concrete slab as shown below:

RESPONSE: A 10-ft by 15-ft utility easement cannot be accommodated onsite due to site constraints and the location of the proposed building. Therefore, the proposed water meter has been relocated to within the right-of-way along NE 1st Street and shall be permitted with the City of Fort Lauderdale during engineering permit.



- b. Provide profiles for proposed main and utility services within the ROW/ESMT to show utility separations in accordance with F.A.C. Rule 62-555.314.

RESPONSE: Profiles shall be provided at the time of a ROW Engineering Permit with the City of Fort Lauderdale in accordance with F.A.C. Rule 62-555.314.

- c. Proposed water improvements are not in accordance with City Standards. 8" water main shall be extended to point of services.

RESPONSE: The watermain has been extended as requested to NW 1st Ave per coordination with J.D. Fernandez. Please see Sheet C-307 Offsite Water Plan and Profile.

9. 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. Drainage wells and exfiltration trench calculations have not been found.

RESPONSE: Acknowledged. Please see the included Stormwater Management Statement for the proposed drainage calculation showing the proposed design meets the applicable South Florida Water Management District design criteria.

10. 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.

RESPONSE: Acknowledged. A dimension has been added in the plans to reflect 4' typ. horizontal offset (min.) from the curb to the proposed trees adjacent to the travel lanes with curb. See Sheets L-1 & L-2.

11. 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.

RESPONSE: Please see Exhibit EX-200 Maintenance Area Exhibit for all improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter that will be maintained in perpetuity by the developer.

III. FIRE (Bruce Standhagen, Bstrandhagen@fortlauderdale.gov, 954-828-5080)

CASE COMMENTS:

1. Building needs to conform to section 403 for high rise and FBC 3007 for fire service elevators.

RESPONSE: Acknowledged.

2. Must provide an FCC (fire command center) on the first floor. The door must be on the street side with a door leading directly to the outside.

RESPONSE: The Fire Command Center (FCC) is provided on the ground floor and is located facing N. Andrews Avenue. The FCC has direct access from the exterior and is located within the residential lobby area, in compliance with the requirements.

3. The roof top amenity deck exiting is based on occupant load factors of the FFPC 7.3.1.2 Please make sure you have enough exiting capacity (stairwells).

RESPONSE: The rooftop amenity deck egress and occupant load have been reviewed and coordinated with the Life Safety consultant in accordance with FFPC Section 7.3.1.2. Based on this coordination, the provided exiting capacity and number of stairwells are sufficient and comply with code requirements. Refer to the Life Safety plans for confirmation (LS.1-LS.4)

GENERAL COMMENTS:

Florida Fire Prevention Code (FFPC) - NFPA 1 Chapter 15 Fire Department Service Delivery Concurrency Evaluation

15.1 Application.

15.1.1 The AHJ shall be permitted to require a proposed development in the jurisdiction undergo a fire department service delivery concurrency evaluation.

15.1.1.1 Proposed developments that would increase the fire department's service population by less than 1 percent or increase the fire department's total protected building square footage by less than 1 percent shall not be subject to a fire department service delivery concurrency evaluation.

Minimum thresholds that require an evaluation are as follows:

Larger than 1% increase of the City's service population equals any new building with a human capacity of 1856 persons or greater.

Larger than 1% increase in Fire Dept. protected building square footage that equals or is greater than more than 1,132,903 sq. ft.

Note: It only requires one requirement to be a mandatory and must be submitted before a building permit is applied for.

RESPONSE: The estimated service population increase for the proposed building is approximately 704. Based on the proposed population increase, the project will not be

required to undergo a fire department service delivery concurrency evaluation. Refer to the attached supplementary memo prepared by Socotec dated January 20, 2026.

IV. LANDSCAPE (Mark Koenig, mkoenig@fortlauderdale.gov, 954-828-7106)

CASE COMMENTS:

1. No street trees are currently being proposed along W Broward Boulevard. W Broward Boulevard is a “street of distinction” within the City of Fort Lauderdale and as such shall have continuous Royal Palms proposed as street trees. Within the Downtown RAC district, and as per Chapter 4 of the Downtown Master Plan Design Guidelines, newly planted palms as street trees are preferred to be a maximum of 22’ on center. Please note that required street trees shall be planted in an area located between the roadway and the property line. 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. Please revise.

RESPONSE: Acknowledged. Royal Palms have been proposed as street trees along W Broward Blvd to comply with Downtown Master Plan Design Guidelines planting requirements. See sheet L-2 for proposed location and specs.

2. Please have an ISA certified Arborist or Registered Landscape Architect provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Please provide mitigation in equivalent replacement and in equivalent value. Indicate how the mitigation will be provided on Landscape plans. Verify that mitigation equivalent replacement and value have been calculated correctly per the City’s amended Tree Preservation Ordinance (ULDR 47-21.15). Current proposed disposition and mitigation dollar values appear to be overinflated on Tree Disposition Plan, sheet TD-1. Please revise as applicable.

RESPONSE: Certified Arborist report has been prepared and included on submittal. Mitigation calculations shown on sheet TD-1 are revised and updated based on the City’s Tree Preservation Ordinance (ULDR 47-21.15) values.

3. 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. This requirement shall apply to proposed street trees adjacent to sidewalk, if applicable.

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

- a) Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.

RESPONSE: Structural Soil beds have been incorporated and labeled in the Landscape plans (L-1 & L-2) to show their location and extent of use.

b) Provide Structural Soil Detail and composition.

RESPONSE: Acknowledged. A detail for Structural Soil has been added on Landscape Detail Sheet (L-5).

4. 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.

RESPONSE: Acknowledged. A detail for deep root barrier has been added on Landscape Detail Sheet (L-5).

5. 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. Please note and illustrate this on landscape plans.

RESPONSE: Acknowledged and confirmed. All tree planting areas have been coordinated with Civil and Life Safety plans to avoid conflict between disciplines. See sheet L-1 & L-2 for notes and dimensions.

6. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.

RESPONSE: Acknowledged. The height and location of the proposed lighting fixtures are in compliance with ULDR Section 47-21.12 for landscape distancing requirements. See Sheet L-7.

GENERAL COMMENTS:

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

5. Approval from jurisdiction for landscape installation in right of way (FDOT – W Broward Blvd & Broward County – N Andrews Ave) preferred prior to final DRC sign off but may be provided at time of permit submittal. If jurisdiction approval is obtained after DRC final sign off and the plans require any change, Administrative Review will be required prior to permit review.

RESPONSE: Acknowledged.

6. 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.

RESPONSE: Acknowledged.

V. POLICE (Detective Jody Weymouth, jweymouth@flpd.gov, 954-828-6421)

CASE COMMENTS:

Comments may be forthcoming.

RESPONSE: Acknowledged.

VI. SOLID WASTE (George Woolweaver, Gwoolweaver@fortlauderdale.gov, 954-828-5371)

CASE COMMENTS:

1. Garbage, Recycling and Bulk Trash shall be provided.

RESPONSE: Acknowledged, will comply.

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.

RESPONSE: Acknowledged.

3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.

RESPONSE: Acknowledged.

4. Solid Waste charges shall be included in the monthly maintenance fee as prescribed in owner's association documents (multi-family).

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

6. Service Days shall be per the City's residential routing schedule.

RESPONSE: Acknowledged.

7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate around the property.

RESPONSE: Please see included Exhibit EX-100 Garbage Truck Maneuverability Exhibit for garbage truck circulation around the property. It is assumed that Solid Waste would enter the site from NW 1st Street and travel south along the alleyway. Trash pickup would occur at the loading dock/trash pickup. Ceiling height above shall comply with the required height for a front-loading vehicle.

8. Solid waste collection shall be from a private loading dock.

RESPONSE: Acknowledged. Solid waste collection will occur from the private loading dock located within the alleyway, which provides direct access to the internal trash and recycling room on the ground floor.

9. Containers: must comply with 47-19.4

RESPONSE: Acknowledged.

10. Provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building. If you have a trash chute please answer 10,11,12.

RESPONSE: A letter from the currently planned trash chute manufacturer, Witkinson Hi-Rise, has been provided.

11. Recommend trash chute accommodate recycling.

RESPONSE: Acknowledged.

12. Draw equipment on the plan to show it will fit in trash room.

RESPONSE: Equipment can be found on Ground Floor Plan sheet A1.1.

13. 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.

RESPONSE: Acknowledged.

14. 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.

RESPONSE: A Solid Waste Management Plan from WM of Florida was provided and is attached.

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.

RESPONSE: Solid waste collection will be provided via a centralized on-site trash room, with refuse conveyed from each floor via a trash chute. Recycling will be accommodated within the trash room in a separate room, where a clearly designated recycling bin will be provided for resident use. Collection services will be performed by a private collection company under agreement with the City, with on-site personnel coordinating access and operations. Detailed layouts and operational specifics will be provided during the Site Plan / Building Permit phase.

VII. TELECOMMUNICATIONS (Dumy Moncion, Dmoncion@fortlauderdale.gov, 954- 828-6368)

CASE COMMENTS:

1. Per (47-25.2. B) Public Safety Communications network; Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

RESPONSE: Acknowledged, will comply.

2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified

BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.

RESPONSE: Acknowledged, will comply.

3. Please review Chapter 1, Section 118 of the Broward County Building Code, Broward County Annex.

RESPONSE: Applicant has reviewed the above chapter of the Broward County Building Code.

4. Please review Florida Statute 633.202 (18).

RESPONSE: Applicant has reviewed the above Florida Statute.

5. Additional guidance may be obtained from BDA@fortlauderdale.gov.

RESPONSE: Acknowledged.

GENERAL COMMENTS:

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

1. Additional information is required to properly evaluate the Developer's plans.

RESPONSE: Acknowledged.

Please consider the following prior to submittal for Building Permit.

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.

RESPONSE: Acknowledged. A contractor has not yet been selected for this project. When selected, we will provide contact information.

VIII. TRAFFIC ENGINEERING (Benjamin Restrepo, brestrepo@fortlauderdale.gov, 954-8284696)

CASE COMMENTS:

1. In the trip generation analysis, include the Daily trip generation for the previously approved development and the proposed development and the net difference in the trip generation table.

RESPONSE: The trip generation analysis has been updated to include the daily trip generation calculations and the net difference in the trip generation table.

2. This proposed development is proposing to remove three (3) metered parking stalls from NW 1st Street. This proposal shall be required to pay a mitigation fee for the permanent displacement of these three (3) metered parking stalls to the city of Fort Lauderdale's

Transportation and Mobility Department. Please provide confirmation from Morgan Dunn mdunn@fortlauderdale.gov from the Transportation and Mobility department that a fee was agreed to. This fee shall be paid to the transportation and mobility department prior to issuance of building permit.

RESPONSE: Acknowledged. We will reach out to the Transportation and Mobility department regarding mitigation fee and ensure payment is made prior to building permit issuance.

3. To match the recently installed City's Transportation and Mobility department and Broward MPO Mobility HUB roadway improvements. The minimum of 8 feet wide sidewalk on NW 1st Street shall remain. 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.

RESPONSE: Please see Geometry Signage and Marking Plan for 10-ft sidewalk clear path along NW 1st Street. No light poles, trees, and landscaping is located within the clear path.

4. Provide a minimum of 10 feet wide sidewalk on Broward Blvd. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone.

RESPONSE: Please see Geometry Signage and Marking Plan for 10-ft sidewalk clear path along Broward Blvd. No light poles, trees, and landscaping is located within the clear path.

5. Provide a minimum of 10 feet wide sidewalk on Andrews Ave. 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.

RESPONSE: Please see Geometry Signage and Marking Plan for 10-ft sidewalk clear path along N Andrews Ave. No light poles, trees, and landscaping is located within the clear path. Existing guy anchors shall be relocated with FPL to remove the anchor pins and associated down guy from within the clear width.

6. Per section 47-20.9 of the City of Fort Lauderdale ULDR Sloping floor grades shall not exceed five percent (5) for ninety (90) degree parking.

RESPONSE: Garage slopes have been revised to not exceed 5%

7. Per section 47-20.9 of the City of Fort Lauderdale ULDR ramps in parking garages where the ramp does not directly access a parking space shall have twelve percent (12) maximum slope.

RESPONSE: Garage entry ramp slope has been revised to 11.9%

8. 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.

RESPONSE: A proposed 10-ft clear width path has been provided throughout the site. All proposed electrical, water, and sewer infrastructure is at grade and ADA compliant. Drainage Wells are not proposed within the sidewalk and clear width and are located within the landscape planters.

9. 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.

RESPONSE: All proposed access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicated on sheet C-200 Paving Grading and Drainage Plan. Sidewalk slopes, clear width dimensions, and detectable warning devices are provided.

GENERAL COMMENTS:

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged, will comply.

IX. URBAN DESIGN & PLANNING (Tyler Laforme, tlforme@fortlauderdale.gov, 954-828-5633)

CASE COMMENTS:

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 June 17, 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.

RESPONSE: Acknowledged.

2. A separate fee is required for City Commission review, and the applicant is responsible for all public notice requirements pursuant to Section 47-27.

RESPONSE: Acknowledged.

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 the overall Comprehensive Plan Goals, Objectives and Policies.

RESPONSE: Acknowledged.

4. The project proposes to deviate from the requirements of ULDR 47-13.20.B, specifically regarding floorplate size. The request lacks sufficient justification and does not meet the design intent for Downtown. In addition, Broward Boulevard and Andrews Avenue is a significant intersection in the City and the project design needs to reflect this importance. As proposed, the floorplate is being increased by 54.6% with no proposed design mitigation which results in a more massive building. +The Master Plan “discourages massive, bulky, “wall-type” buildings with larger floorplates, thereby providing more light and air to streets and open spaces below”. Typically, developments seeking to reduce the effect of building massing would include aerodynamic building shaping, lighter architectural elements/materials, façade articulation and emphasis on strong vertical lines. Provide a separate narrative outlining the alternative design solutions that maintain the design intent, provide justification for such request, and provide examples of other projects with similar floorplate size in the City.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and sections “Building Location and Public Realm” and “Tower Architecture and Building Top” of Architecture narrative.

5. As proposed, the ground level experience given the location is lacking public gathering space (plaza space). The southeast corner of the ground level should provide space that aligns with the significance of the Broward Boulevard and Andrews Avenue intersection. A signature design should be included that reflects a volume of space that creates an experience for pedestrians, bicyclists, and those driving by or waiting at the intersection. Revisions are necessary.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and sections “Building Location and Public Realm” and “Ground Level Experience” of Architecture narrative.

6. The project does not meet certain Downtown Master Plan (DMP) design intents as outlined in ULDR, Section 47-13.20 and Section 47-13.21, respectively. Staff has commented below under the applicable categories and provided images to assist the applicant.

Street Design Standards

- a. S-8) Provide the horizontal clearance dimension for shade trees (12’ from face of tree to building face). The horizontal clearance dimension provided on sheet L-1 (9’-8”) does accurately reflect that dimension.

**RESPONSE: Acknowledged. Horizontal clearance dimensions from face of tree to building face have been added in the plans (values vary).
See Sheet L-1 & L-2 for dimensions.**

- b. S-9) A row of Royal Palms should be provided along Broward Boulevard per design intent for Broward Boulevard.

RESPONSE: Acknowledged. Royal Palms have been proposed as street trees along W Broward Blvd to comply with Downtown Master Plan Design Guidelines planting requirements. See sheet L-2 for proposed location and specs.

- c. S-11) Provide justification for maintaining a curb radius greater than the preferred maximums on Broward Boulevard and Andrews Avenue.

RESPONSE: The existing curb return is to remain and is not proposed to be revised. This curb return was completed under a previous FDOT Roadway Improvement Plan and City of Fort Lauderdale Utility Adjustment Plan. The extent of the improvements can be found under FDOT Financial Project ID 428724-1-52-01 and City of Fort Lauderdale Utility Adjustment under Project 5060.

- d. S-16) Overhead lines along Andrews are shown on the Civil sheets. Update civil sheets to reflect current conditions. Provide correspondence from FPL regarding undergrounding the lines along NW 1st Street and the alley.

RESPONSE: The Applicant and FPL continue to coordinate regarding the overhead powerlines undergrounding effort around the site.

Building Design Standards

- a. B-5) Provide detailed justification for the increase in floorplate size from the maximum allowable 12,500 square feet to 19,332 square feet (a 54.6% increase). At this time the applicant has not demonstrated that the increase meets the design intent.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design, “Tower Architecture and Building Top” section of Architecture narrative, and Alternate Design Justification memo

- b. B-10) Provide a significant and dramatic design for the building corner at Broward Boulevard and Andrews Avenue to emphasize the architecture, entrance, and character of the building. Some options include: a triple floor to ceiling height at ground level at the corner to provide of respite for pedestrians while giving the building a stronger sense of identity, enhance the main lobby entrance to the building with different material use, variation in ceiling height,, emphasize an architectural element(s) that can align vertically to the tower top.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and “Building Location and Public Realm” section of Architecture narrative.

- c. B-11) The ramp at the corner of Andrews and 1st Avenue should be internal to the building and not adjacent to the public realm as this reduces activation along the public ROW and provides a visual and physical barrier to the ground level commercial spaces and amenities of the building.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and “Ground Level Experience” section of Architecture narrative.

- d. B-15) Pedestrian access ramp along Andrews Avenue should be internalized as stated above to maximize pedestrian oriented design at the ground level.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and “Ground Level Experience” section of Architecture narrative.

Quality of Architecture

- a. Q-1) The overall massing is very rigid and bulky. The detail of the balconies increasing in size, as stated in the applicants narrative, is redundant and gets lost with the massing of the building. The tower should be reduced in size, and the balconies increased more drastically to achieve any effect from the balconies. This increase in balcony size does not justify an adequate response to the Master Plan requirements. See original DRT response from the currently approved project DRT narrative and provide additional clarity on how the enlarged building massing truly contributes to the overall skyline composition. The proposed tower top design does not contribute to the skyline drama design intent and needs to be redesigned to meet intent.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and “Tower Architecture and Building Top” section of Architecture narrative.

- b. Q-2) The project should account for the larger massing through a creative and thoughtful tower top design. Using large horizontal/vertical, solid flat planes perpetuates the massiveness of the overall building. See current approval tower top design for clarity on how to remedy some of the massiveness of the building through thinner, lighter elements with multiple material types.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and Architecture narrative.

- c. Q-3) Enhance the materials at the ground level to provide a higher quality pedestrian experience. Cast-in-place concrete, coupled with aluminum storefront and utilized in the majority of the building does not achieve the intent of this section. Provide one or two more higher quality materials that will enhance the public realm, and contribute positively to the overall building design. Additionally, explain further in the narrative response how the project utilizes high quality materials on the tower portion of the project and label on the elevations.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and “Ground Level Experience” section of Architecture narrative.

- d. Q-5) Proposed parking screening is not exceptional as required by the master plan. Additional design treatments are needed that can provide variety, articulate, and adequately screen. Examine design options that are more visually engaging given the location.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and “Podium Screening Design” section of Architecture narrative.

- e. Q-7) The narrative states that the façade design uses balcony projections and material changes to create depth. This design does not meet the intent of a creative façade composition. The building massing is 55% larger than the allowable floorplate size, and the entire building wall is flat, with no breaks or architectural undulations. The enlarged floorplate size must contribute positively to the overall intent of the master plan, which is to create interesting tower skylines while allowing more light and air down to the pedestrian realm at street level. Provide a building break or significant articulation in the tower design to achieve this and help justify an alternative design solution which enhances the character of the Downtown Core.

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and “Tower Architecture and Building Top” section of Architecture narrative.

- f. Q-8) See current approval, and response to this design criteria.

RESPONSE: Acknowledged

- 7. Provide the following changes on the site plan:

- a. Internalize the access ramp along Andrews Avenue per the comment above;

RESPONSE: Building design has been revised in accordance with comments and collaboration with Planning staff. Please refer to the revised building design and “Ground Level Experience” section of Architecture narrative.

- b. Provide a 10-foot clear path sidewalk along Broward Boulevard, Andrews Avenue, and NE 1st Street;

RESPONSE: The site plan has been reconfigured to provide a 10 foot clear sidewalk

- c. Label and/or relocate the mechanical equipment adjacent to the public realm and in front of the raised terrace along Andrews Avenue.

RESPONSE: No mechanical equipment is being proposed adjacent to the public realm on the site. The backflow preventer and storm drainage wells have been labeled in the site plan. Refer to Sheet A-1.1 for additional information.

- d. Broward Boulevard should have a 10-foot wide clear path sidewalk with an abundance of landscaping closer to the building, and adjacent to the roadway inclusive of Royal Palms as street trees.

RESPONSE: A 10-foot wide clear path is provided on Broward. Landscape is proposed surrounding the building and in planting beds where the street trees

and palms are being proposed, to keep clear and unobstructed 10' sidewalks along the site. See Sheets L-1 & L-2.

8. Provide the following changes on the site plan data table:
 - a. Remove the building side yard setback to the south dimension, as the parcel is fronting Broward Boulevard, not an adjacent property.

RESPONSE: The site plan data table has been revised as requested, refer to sheet SP-103

9. In the night rendering on sheet A3.9, clarify what type of lighting is used on the vertical architectural elements of the tower.

RESPONSE: The intent is to provide dramatic exterior lighting that highlights the building crown and the vertical connection down to the front corner and the main residential entry. These lights are intended to wash the building with a glow and not be directed towards adjacent buildings. All lighting will be efficient LED fixtures. Ground level lighting will also be provided in the ceiling of the pedestrian arcade and at the building base to wash light up the vertical fins.

10. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per dwelling unit type.

RESPONSE: Estimated total park impact fee amount due is \$727,650

11. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied. The City cannot accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees.

RESPONSE: Applicant will obtain a Preliminary SCAD and provide it to the City upon receipt.

Provide a floor plan for the mechanical area on the top of the rooftop amenity deck and provide the spot elevations on the mechanical equipment and parapet ensuring adequate screening of the mechanical equipment. The tower top and screening should blend with the building volume.

RESPONSE: A mechanical roof plan is provided on sheet A-1.9. Parapet heights and preliminary equipment spot elevations have been identified.

12. Pursuant to Section 47-22.4.C.8, a master sign plan may be provided for development review associated with site plan; however, it should be noted that any proposed signs will require a

separate permit application. If signage is provided during development review, detailing the following:

- a. Location and orientation of all proposed signage;
- b. Dimensions of each proposed sign (height, width, depth, etc.);
- c. Proposed sign copy; and,
- d. Proposed color and materials

RESPONSE: The required details will be provided in a later sign permit application.

13. The City's Vision is to support sustainable infrastructure. Consider a green sustainable roof as part of this site plan. Green roofs help to conserve energy, improve air quality and may provide an extra amenity space. Other green building practices to be considered throughout the project include tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, and solar panels.

RESPONSE: The proposed rooftop provides a variety of trees, shrubs, and groundcovers which can be see on landscape sheets L-3 and L-4. The team will continue to take other sustainable features into consideration

GENERAL COMMENTS:

14. Pursuant to UDLR Section 47-19.2.DD, if a temporary construction/sales trailer is proposed for this project, provide separate sheets in the plan set that depict the location with on-site parking, design details including temporary structure material and color, vehicle use area landscape, and other applicable regulations to avoid separate review applications in the future.

RESPONSE: Acknowledged, will comply.

15. Pursuant to UDLR Section 47-19.2.GG, if a temporary construction staging/sales area is needed for this project which cannot be accommodated on the development site, this approval requires a Site Plan Level I permit, then forwarded to the Property and Right-of-Way committee for review and subject to a 30-day City Commission call-up period.

RESPONSE: Acknowledged, will comply.

16. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Please schedule an appointment with the Project Planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.

RESPONSE: Acknowledged.