

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-PRE25005



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-PRE25005
PROJECT NAME	Fort Lauderdale Land Subdivision
APPLICATION TYPE	Preliminary DRC Review
APPROVAL LEVEL	N/A
REQUEST	Determine Lot Division
APPLICANT	Judd Christian, Owner
AGENT	Cynthia Pasch, Greenspoon Marder, Agent
PROPERTY ADDRESS	2072 SW 30 th Terrace
ABBREVIATED LEGAL DESCRIPTION	Rohan Acres 22-43 B Lot 6 Blk 3
ZONING DISTRICT	Irregular Residential (RS-6.85B)
LAND USE	Irregular 6.85
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Chula Vista Isles Homeowners Association
SUBMITTED	August 8, 2025
COMPLETENESS ISSUED	N/A
STATE STATUTE 166.033 EXPIRATION	N/A
CASE PLANNER	Yvonne Redding, Urban Planner III

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- 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:

1. A formal plat showing all critical dimensions and technical specifications for the proposed subdivision is required at time of review. The plat must conform with ULDR Section 47-24.5 Subdivision Regulations including but not limited to the following items which are apparent in misalignment with the design presented on this case review.
 - a. Sec. 47-24.5.D.h. Private streets. There shall be no private streets platted in any subdivision.
 - b. Sec. 47-24.5.D.j. Dead-end streets. Dead-end streets shall be prohibited.
 - c. Sec. 47-24.5.D.k.ii. Cul-de-sacs shall be provided at the closed end with a circular dedicated area not less than seventy (70) feet in diameter for turnaround purposes.
 - d. Sec. 47-24.5.D.l. Street rights-of-way shall be not less than 50-ft residential development.
 - e. Sec. 47-24.5.D.3.g. Street frontage. Every lot shall abut upon and have permanent access to a public street.
 - f. Sec. 47-24.5.E.3.c. *Storm drainage*. An adequate drainage system shall be provided by the subdivider for the proper drainage of all surface water.
 - g. Sec. 47-24.5.E.3.f. *Water supply system*. Water mains properly connected with the city water supply system shall be provided by the subdivider in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection.
 - h. Sec. 47-24.5.E.3.g. *Sanitary sewers*. Sanitary sewers shall be installed by the subdivider in areas where a sanitary sewerage system is available or has been authorized and financed. Such sanitary sewers, mains and laterals shall be properly connected to a city sewage disposal system or arranged for suitable future connections.



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CASE COMMENTS:

Please provide a response to the following:

- 1) The site is designated Irregular 6.85 on the City's Future Land Use Map. The proposed use is permitted in these designations. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
- 2) Pursuant to Section 47-39.2. - Effect of other ULDR Regulations. Unless otherwise provided in this Section 47-39, the provisions of the ULDR with general applicability to development and use of property within the city shall apply as requirements of the development and use of property within the districts described in this Section 47-39. Such requirements shall include, but not be limited to, the provisions of Sections 47-24, Development Permits and Procedures, and 47-25, Development Review Criteria. However, any provision of this Section 47-39 in conflict with any other provision of the ULDR shall prevail to the extent of such conflict.
- 3) Although the letter provided by The Broward Planning Council, states that platting **would not** be required for construction of five (5) new single family homes. The City's platting requirements ULDR Section 47-24.5 would still apply.
- 4) Verify with the Zoning Administrator the required minimum lot size in order to meet the dimensional requirements for newly platted lots according to the ULDR.
- 5) The plat should depict each single-family dwelling lot with specific lot lines, the appropriate right-of-way width for a minor street type, easements, etc. If you wish to propose a private street, you will need to request a waiver to this requirement by the Planning and Zoning Board during the plat process.
- 6) The number of units proposed with this request is permitted, subject to meeting ULDR Section 47-24.5.
- 7) Single family dwellings do not require site plan review. Building permits would be required for new construction.
- 8) Clarify the use of the proposed common open space shown on site plan "A-01" along the front of each unit.
- 9) Indicate location of refuse bins within the garage space. Refuse bins should not be left out along NW 30th Terrace except on collection day.

GENERAL COMMENTS

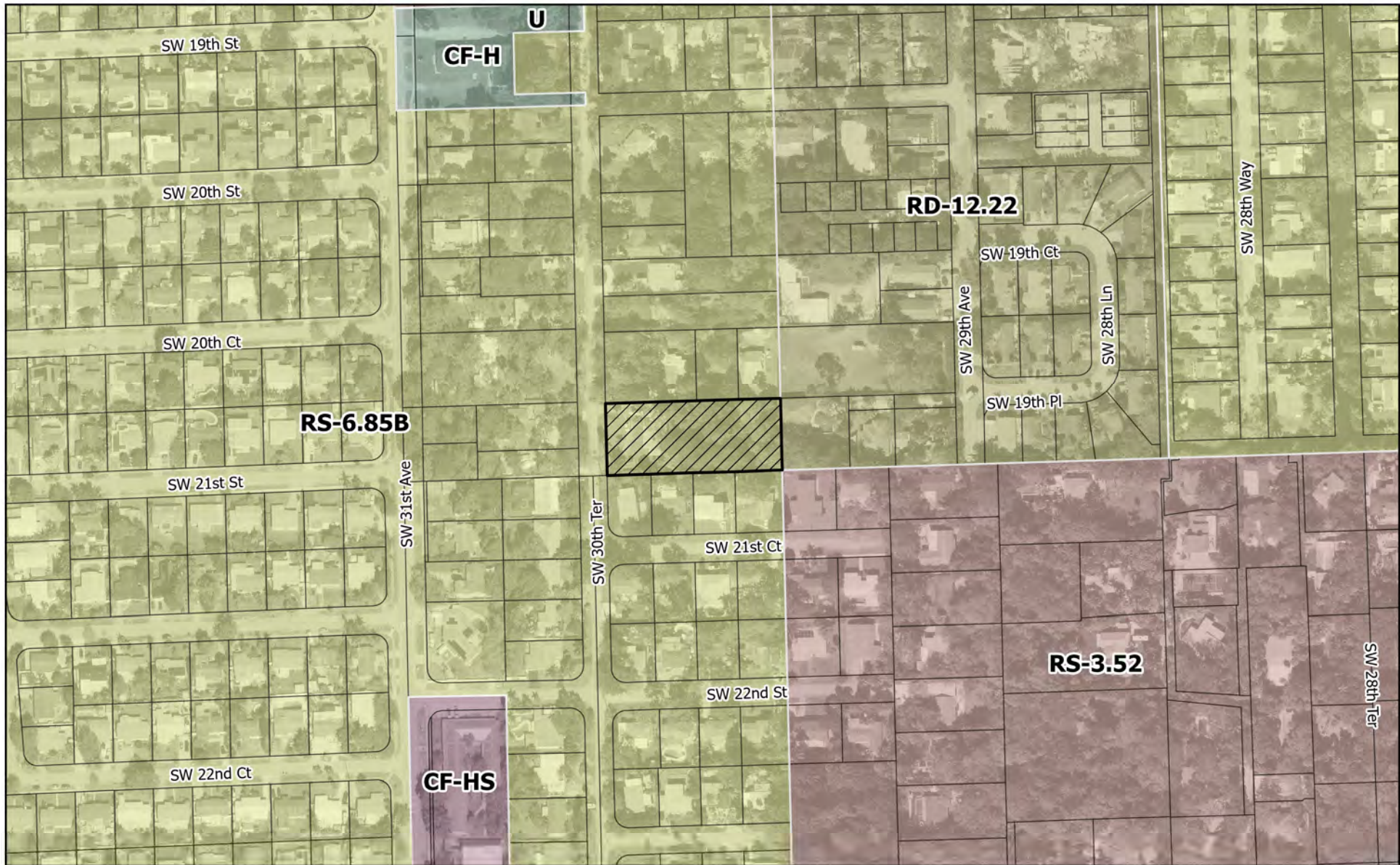
The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee (DRC):

1. Provide a written response to all DRC comments within 120 days.
2. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.



3. All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Noel Zamora, Structural Plans Examiner (954-828-5536) to obtain his signature on the final DRC plans.
4. Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments.



UDP-PRE25005

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

