

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-P25004



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-P25004
PROJECT NAME	ECOAR Plat
APPLICATION TYPE	Plat Review
APPROVAL LEVEL	Planning and Zoning Board Review, City Commission Approval
REQUEST	Proposed Plat Restricted to 66 Townhouses
APPLICANT	ECOAR LLC.
AGENT	Elizabeth Tsouroukdissian, Pulice Land Surveyors Inc.
PROPERTY ADDRESS	1000 SW 26 th Street
ABBREVIATED LEGAL DESCRIPTION	Acreage: North 5 Acres of Section 21, Township 50 South, 42 East
ZONING DISTRICT	Residential Single-Family Duplex / Medium Density (RD-15) District
LAND USE	Medium Residential
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Edgewood Civic Association
SUBMITTED	August 19, 2025
COMPLETENESS ISSUED	August 21, 2025
STATE STATUTE 166.033 EXPIRATION	February 17, 2026 (180 Days)
CASE PLANNER	Jonathan D’Angelo, Urban Planner I

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.



Case Number: UDP-P25004

CASE COMMENTS:

1. Provide 25' permanent Right-of-Way Easement or dedication along south side of SW 26th Street, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
2. Provide 25' permanent Right-of-Way Easement or dedication along east of SW 12th Avenue, to complete half of 50' Right-of-Way section. Show / label delineation in the plans.
3. The survey provided 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 submittal of the survey and must be certified to the City of Fort Lauderdale. Provide copy of recorded documents related to any encumbrances/ restrictions within the property as indicated on Standard Title Commitment or Opinion of Title.
4. All existing Right-of-Way Easements, Ingress/Egress Easements, City & Private Utility Easements, etc. within property shall be accurately shown/labeled on Plat, except for what's clearly not be needed due to conflicts with proposed development (i.e. easements for utility service connections, etc.).
5. Provide a signed and sealed conceptual engineering plan depicting proposed improvements in the city right of way per ULD section 47-24.5. The following items shall be provided:
 - a. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the 5' wide sidewalk along the adjacent SW 26th Steet, and SW 12th Avenue per ULDR Section 47-24.5.E.3.e.
 - b. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the required pavement construction along the adjacent SW 26th Steet, and SW 12th Avenue per ULDR Section 47-24.5. E.3.g.
 - i. Pavement Marking & Signage required along SW 26th Street and SW 12th Avenue. To be coordinated with DSD-Engineering and Transportation Engineer once conceptual engineering plans are provided for review.
 - c. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the required stormwater improvements along the adjacent SW 26th Steet per ULDR Section 47-24.5. E.3.g.
6. Plat review and approval from City Surveyor is required prior to requesting a sign-off from the engineering staff for Planning & Zoning Board meeting. Please coordinate City Surveyor review with engineering staff assigned to this case.
7. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
8. Check for additional Easements that may need to be dedicated to the City during the Site Plan approval process, including Utility Easement(s) that allow the City perpetual maintenance access to existing public sewer, storm drain, and water infrastructure located within the proposed development.
9. Please be advised the plat must be recorded prior to submittal for building permit and that this will be a condition of site plan approval.
10. Additional comments may be forthcoming at the meeting.



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CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to Unified Land Development Regulation (ULDR), Section 47-24, the proposed plat requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee are required for PZ Board review, and a separate submittal 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 City 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, contact the project planner for more information at jdangelo@fortlauderdale.gov or 954-828-5193.
2. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, February 17, 2026, for applications subject to a quasi-judicial hearing or a public hearing, 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 will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed. The applicant has submitted a waiver to the timeline requirements.
3. 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 are provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
4. The site is designated Medium on the City's Future Land Use Map. The proposed use shall be consistent with the permitted uses within this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
5. Please contact Jennifer Luchong at the Broward County Urban Planning Division at JLuchong@broward.org or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written responses from the County. Staff reserves the right to review the plat again based on any changes made to the plat during full agency review.
6. There is a concurrent rezoning being reviewed, Case No. UDP-Z25001. Future development of the site shall be consistent with the permitted uses within the proposed zoning district and plat note.
7. Please coordinate with engineering staff on required right-of-way improvements. Final plat of any subdivision shall not be approved unless the subdivider shall file with the City a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the Broward County. The bond must be conditioned to secure the construction of the improvements required under this section, in a satisfactory manner and within a time period specified by the City Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1½) times the cost of constructing the improvements as estimated by the City Engineer and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit, or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture. Bonding per code section 47-24.5(e)(1)(2) would be determined by engineering.

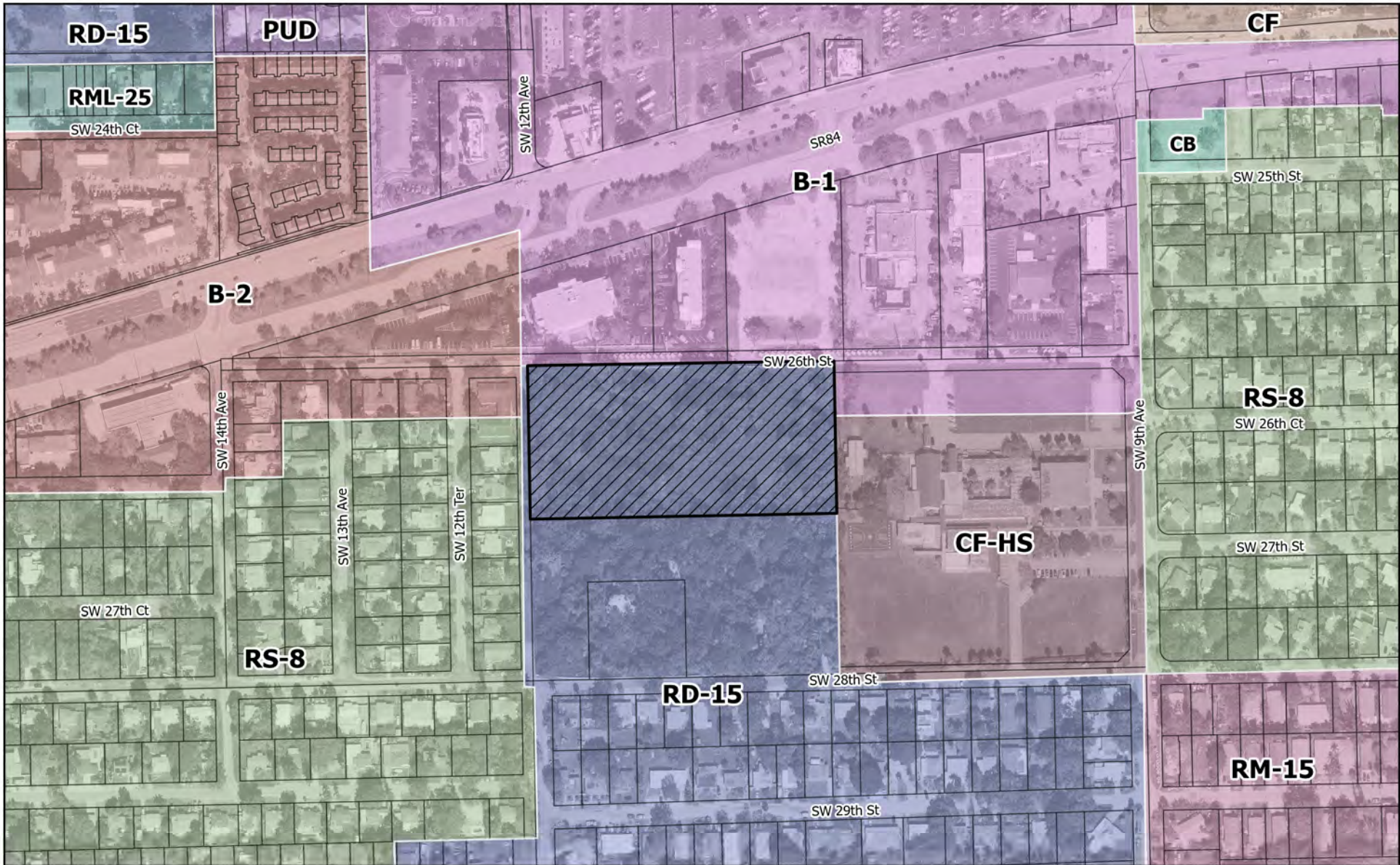


8. Pursuant to ULDR, Section 47-24.5.D.1.n, all existing Right-of-Way Easements, Ingress/Egress Easements, City and Private Utility Easements, etc. within the property shall be accurately shown and labeled on Plat. Please confirm if there are any additional easements that may need to be dedicated to the City, including utility easement(s) that allow the City perpetual maintenance access to existing public sewer, storm drain, and water infrastructure located within the proposed development plat rather than separate instruments.
9. Pursuant to ULDR, Section 47-25.2. M.5, the application may be subject to a dedication of right-of-way per the Broward County Trafficways Plan (SW 26 Street and SW 12 Ave). The dedication shall be depicted on the plat/plans and noted as dedication. Setbacks and other applicable ULDR measurements must be measured from the new property line. Coordinate with engineering on locations for proposed dedications of rights of way.
10. This plat is proposing residential units which will be subject to a park impact fee based on the number of units indicated in the plat note. Note, the impact fee must be paid prior to issuance of a building permit for the project.
11. The proposed non-vehicular access line (NVAL) shall be coordinated to be consistent with the future site and development plan for the site.
12. The subject site is Designated Land 12 on the Broward County Land Use Plan: Environmentally Sensitive Lands Map. A future site plan application will require coordination with the City and the Broward County Resilient Environment Department to mitigate the impact of development on the designated land. In addition, consider the proposed plat note and the number of residential units proposed in context with long-term preservation of a portion of the site as a natural preserve area.

GENERAL COMMENTS

The following comments are for informational purposes.

1. A Site Plan application has not been submitted for the subject parcel. Upon completion of the platting process the applicant will be able to submit a site plan application.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
3. Additional comments may be forthcoming at the DRC meeting.



UDP-P25004

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

400 Feet

GRAPHIC SCALE

