

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25039



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25039
PROJECT NAME	Lauderdale Isles Landing Park Improvements
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	Development Review Committee
REQUEST	3,288 Square-Feet of Community Center Use and Site Improvements
APPLICANT	City of Fort Lauderdale
AGENT	Marc Isaac, City of Fort Lauderdale Parks Department
PROPERTY ADDRESS	3950 Riverland Road
ABBREVIATED LEGAL DESCRIPTION	595/441 Plat 143-42 B Parcel A
ZONING DISTRICT	Parks Recreation and Open Space (P) District
LAND USE	Park-Open Space
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Lauderdale Isles
SUBMITTED	September 26, 2025
COMPLETENESS ISSUED	October 3, 2025
STATE STATUTE 166.033 EXPIRATION	January 31, 2026 (120 Days)
CASE PLANNER	Nancy Garcia, Urban Planner II

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:

Prior to Planning and Zoning Board Meeting or City Commission Meeting or Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. For surface parking lot layout:
 - a. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively.
2. Please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show existing City utilities and easements (water, sewer, forcemain, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).
 - a. Show full utility information (including utility type, material, diameter, applicable rim and invert elevations, fittings, etc.) on the civil and landscaping plans to identify potential conflicts. Provide profiles for proposed utilities within the public ROW. Dimension horizontal separations. Show distance from nearest hydrant to building structure.
3. Provide conceptual **Water and Sewer Plans** that include the following, at minimum:
 - a. Minimum horizontal separations, utility type/use, etc.
 - b. Show profiles for all utility service crossings to show water/sewer main separations in accordance with F.A.C Rule 62-555.314.
 - c. See attached plans for comments.
4. Conceptual **Paving, Grading, and Drainage Plan**: Provide rim and invert elevations for all inlets, inlet types, exfiltration trench sizes (if used), pipe inverts, sizes, lengths and materials and other applicable information for the proposed drainage system.

Existing Stormwater Asset Map possibly affected by the Proposed Development

1. Advisory: If dewatering activities are anticipated, a notarized City dewatering affidavit shall be filed at City's building department when submitting a demolition or foundation permit along with any applicable dewatering permit form regulatory agencies such as the South Florida Water Management District or Broward County Department of Environmental Protection.

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. Landscape Planting Plans are without Sheet Titles and Sheet Numbers. Please verify that all Landscape series sheet title block information is complete.
2. Verify that mitigation equivalent replacement and value on Tree Disposition Plan, sheet DL202, has been calculated correctly per the City's amended Tree Preservation Ordinance (ULDR 47-21.15.G). Please revise as applicable.
3. For neighborhood compatibility, a ten-foot landscape strip shall be required to be located along all property lines which are adjacent to residential property (i.e. Eastern property line). Such landscape strip shall include trees, shrubs and ground cover as provided in the landscaping and parking restrictions provisions of ULDR Section 47-21. The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachments. When walls are required on non-residential property abutting an alley, required shrubbery shall be installed and located within the landscape area on the exterior of the wall. No parking shall be located within 12' of the property line, within the nonresidential side, when contiguous to residential property. Illustrate compliance on landscape plans.
4. All detached freestanding signs shall be landscaped underneath the sign with a continuous planting and irrigation system, as per ULDR 47-22. E.3.
 - a) This area is to be minimum 3 feet deep and extend at least the same length as the longest side of the sign.
 - b) Continuous planting is to be mulched and can be hedges and shrubs 2 feet tall planted 2 feet apart. Groundcover may be 6 inches tall planted 6 inches apart.
 - c) Irrigation shall be from a permanent water source.
 - d) Please clearly note and illustrate all the above on plan.
5. In order to improve the appearance of vehicular use areas and to protect and preserve the appearance, character and value of the surrounding neighborhoods, minimum landscape requirements are established for such Vehicular Use Areas. Review ULDR Section 47-21.12 for landscape requirements for vehicular use areas and illustrate such requirements on plans. ULDR 47-21.12.A.4.d, "*All peninsular and island landscape areas shall be planted with at least one (1) tree*".
6. Illustrate and label the horizontal clearance from proposed tree trunks to edge of existing and proposed utilities on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities.
7. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable.
8. 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. Please illustrate location(s) on landscape plan for compliance.
9. Additional comments may be forthcoming after next review of new plans and written comment responses.



GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following:

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:
https://library.municode.com/fl/fort_lauderdale/codes/unified_land_development_code?nodeId=UNLADERE_CH47UNLADERE_ARTIIIDERE_S47-21LATRPRRE
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.
3. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
4. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper, as per ULDR 47-21.15. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities shall be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.
5. 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.

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CASE COMMENTS:

Please provide a response to the following:

1. Building entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole.
2. All windows should be impact resistant and equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
3. All glazing should be impact resistant.
4. Buildings should be pre-wired for an alarm system.
5. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, parking, playing areas, and all common areas. It should be capable of retrieving an identifiable image of a person.
6. Emergency communication devices should be placed in the parking lots and play areas. These should be easily identifiable and accessible.
7. Offices, restrooms, and all common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
8. All fencing should follow CPTED guidelines to prevent unauthorized intrusion into the park after hours, or from the park to the adjacent airport.
9. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
10. All lighting and landscaping should follow CPTED guidelines.
11. Signage should be clearly posted indicating park rules and hours.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangement for private security during construction.

Please submit responses in writing prior to DRC sign off.



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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. 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.
5. Service Days shall be per the City's residential routing schedule.
6. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
7. Containers: must comply with 47-19.4
8. 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.
9. 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:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be approved, approved with conditions, or denied within 120 days of completeness determination, on or before **January 31, 2026**, unless a mutually agreed upon time extension is established between the City and the applicant or applicant submits a waiver to the timeframe.
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. Pursuant to the City's Comprehensive Plan, the site is designated Park-Open Space 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. A portion of the property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Comprehensive Plan, Volume I), Historic Preservation Element Objective 1.11, Policy 1.11.2., and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.
5. A Phase I Archaeological Survey is required in the portion of the project that is located in the archaeologically significant zone in accordance with the recommendations outlined in the attached letter provided by Coastal Archaeology and History Research, Inc. At the time of permitting, a Letter of Agreement from a professional archaeologist will be required to be submitted to my attention stating that they have been contracted to provide these services. Upon completion of the ground disturbing work, a final monitoring report must be submitted to the Historic Preservation Board Liaison.
6. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Urban Planning Division, at (954) 357-6634 to ensure that the proposed project is consistent with the latest recorded plat restrictions. If a plat note is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#)
7. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.



8. 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.
9. Provide the following changes on the site plan: The proposed yard setbacks for the proposed building is only provided on the Landscape Sheet (Sheet L101). Update all the Plan Sheets to depict the required yard setbacks for the building.
10. Pursuant to the Unified Land Development Regulations (ULDR) Section 47-25.3, Neighborhood Compatibility Requirements, a ten-foot landscape strip shall be required to be located along all property lines which are adjacent to residential property (eastern property line). Revise the site plan sheets to include the dimensions and label the 10-foot landscape strip. Additionally, a wall shall be required on the nonresidential property, a minimum of five feet in height. The wall shall be located within, and along the length of the property line which abuts the residential property, and decorative features shall be incorporated on the residential side of such wall.
11. Pursuant to ULDR Section 47-19.4, Dumpsters, Show the location of the dumpster(s) and label the material and colors for the dumpster enclosure. Gates must be opaque and made of metal.
12. In accordance to ULDR Section 47-20.14, Lighting of parking, update the photometrics plan to indicate footcandle levels for the entire site. A 12 to 1 maximum to minimum ratio is maintained.
13. Be advised, signage was not reviewed as part of this DRC submittal. Any proposed signage (including but not limited to wall or ground signage) shall be reviewed and approved under a separate building (sign) permit.

GENERAL COMMENTS

The following comments are for informational purposes.

1. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting plans for Final DRC sign-off, please schedule an appointment with the case planner Nancy Garcia (Email: Ngarcia@fortlauderdale.gov, Phone: (954-828-8958) to review project revisions and/or to request notification for signoffs by applicable disciplines.
2. Additional comments may be forthcoming based on resubmitted plans, additional information, narratives, and drawings requested to help assess the proposed development.



Coastal Archaeology & History Research, Inc.

Cultural Resource Consultants

Monday, October 20, 2025

Lina Allakhverdieveva, Urban Planner II
City of Ft. Lauderdale Urban Design & Planning Division
Development Services Department
700 NW 19th Ave
Ft. Lauderdale, FL 33311
t. 954.828.4995
e. vasilyaa@fortlauderdale.gov

RE: UDP-S25039
Street: 3950 Riverland Road, Fort Lauderdale, Florida
Parcel(s): 5042 19 23 0010

Lina,

In capacity as archaeological consultant to the City of Fort Lauderdale I have reviewed the referenced application in accordance with Chapters 267, *Florida Statutes* and Section 47-25.5P, *Fort Lauderdale U.L.D.R* for possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

The subject property consists of ±4.9 acres of improved land north of the South Fork of the New River and east of SR7/US 441 (BCPA 2025). A review of historic aerials and maps indicates that the subject property remains relatively undeveloped and is currently utilized as park with proposed construction of a new structure, support features, and landscape. The subject property is the South Fork New River Archaeological Zone, an area that has demonstrated potential to contain intact archaeological deposits, however, no previously recorded archaeological resources are located within the subject property.

In my capacity as the City's archaeological consultant, based on the available information and in consideration of this information, it is my opinion that development in the subject property may encounter intact significant archaeological deposits during ground disturbance activities, including demolition and construction phases of development. Therefore, the following actions are recommended as condition of final development approval:

1. A professional archaeologist who meets the minimum professional standards (36 CFR Part 61) should perform due diligence archaeological survey of the subject property. Specifically the survey should conduct judgmental shovel testing of the areas of proposed ground disturbances including the footprint of proposed new construction, utility transects and proposed new landscaping including grading or plantings. The purpose of determining the presence and distribution of intact soils and possible archaeological resources within the subject property. The professional archaeological may use additional testing methodologies as may be required by the property conditions including, but not limited to, unit test excavations and mechanical or hand trenching where test pits are not feasible.
2. The results of the survey will provide additional information regarding future conditions of

development which may include but are not limited to archaeological monitoring during demolition and construction; additional archaeological investigation; management /mitigation in the event of discovery of unmarked burials, and other considerations as may be deemed recommended by the archaeologist.

- a. The survey should be completed in accordance with accordance with Chapter 267, *Florida Statutes* and Section 47-25.2.P, *Fort Lauderdale U.L.D.R* The purpose of the CRAS will be to determine possible effects to historic properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP) and/or designated, or eligible for designation, as City historical landmarks or sites, or otherwise of historical, architectural or archaeological value.

The report should include an assessment and characterization of all historic/archaeological resources identified within the parcel, proposed, or recommended management or mitigation strategies, and identification of the disposition of recovered archaeological collections as appropriate.

All work should conform to the standards set forth in Chapter 1A-46, *Florida Administrative Code*, and Module Three Guidelines and the Secretary of the Interior Professional Standards.

- b. The Archaeologist shall submit the survey report to the City's Historic Preservation Planner (Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7107) for review of completion, determination of effects and/or significance, and approval or approval with conditions. The report should detail the dates and activities of the due diligence survey.
3. If unmarked human remains are encountered, then excavation in the vicinity of the find shall halt immediately and the archaeologists shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains

Please contact me if you have any questions about the information or recommendations made in this letter.

Regards,



Matthew DeFelice, M.A.
President / Archaeologist, CAHR, Inc.

cc: Trisha Logan, Principal Urban Planner & HPB Liaison, City Fort Lauderdale, UDP, DSD
t. 954-828-7101
e. tlogan@fortlauderdale.gov

REF:

United States Dept of Agriculture

1949 Aerial Photographs of Broward County, (1949), Map and Imagery Library, George A. Smathers Libraries, University of Florida. (26 Feb 2024). [<https://ufdc.ufl.edu/collections/aerials>] (26 Feb 2024).

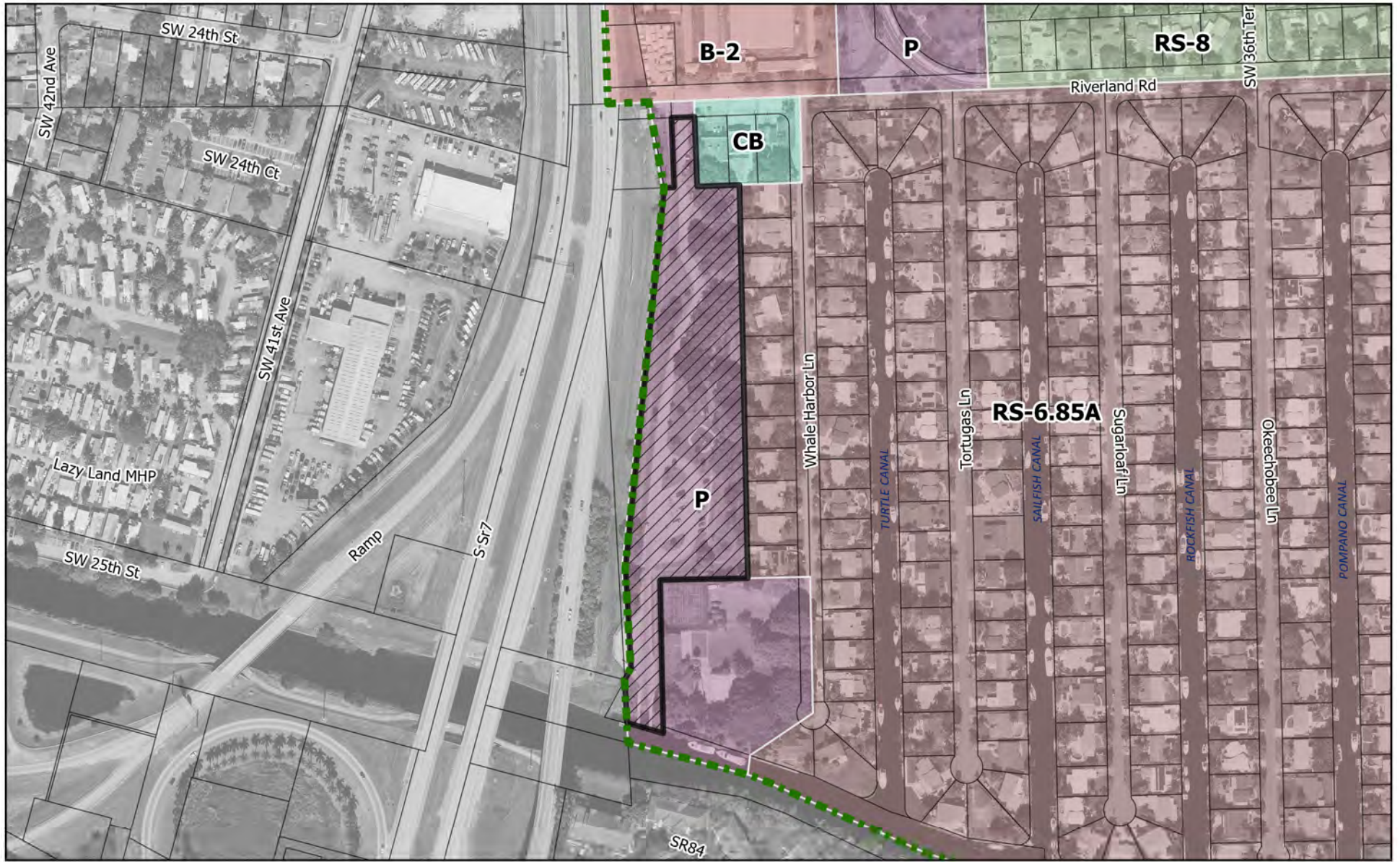
1958 Aerial Photographs of Broward County, (1958), Map and Imagery Library, George A. Smathers Libraries, University of Florida. [<https://ufdc.ufl.edu/collections/aerials>] (26 Feb 2024).

Broward County Property Appraiser

2025 Broward County Property Appraiser. [bcpa.net] (6 May 2024).

Florida Master Site File

2025 Florida Master Site File, Florida Dept. of State, Division of Historical Resources, Tallahassee, FL.



UDP-S25039

Legend

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

300 Feet

GRAPHIC SCALE

