

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S25046



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S25046
PROJECT NAME	El Car Wash – 2000 S. Federal Highway
APPLICATION TYPE	Site Plan Level II
APPROVAL LEVEL	Development Review Committee
REQUEST	Free Standing 3,371 Square Foot Automatic Car Wash
APPLICANT	Waterplay II, Inc.
AGENT	Nectaria Chakas, Lochrie & Chakas Law, P.A.
PROPERTY ADDRESS	2000 S. Federal Highway and 612 SE 20 Street
ABBREVIATED LEGAL DESCRIPTION	Everglade Land Sales Co First Add To Lauderdale Corr Pl 2-15 D Lot 14 Less W 25 For St Rd, 15, 16 Blk 26 & Lot 17, 18 Blk 26
ZONING DISTRICT	Boulevard Business (B-1) District
LAND USE	Employment Center
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Harbordale Civic Association
SUBMITTED	October 24, 2025
COMPLETENESS ISSUED	October 31, 2025
STATE STATUTE 166.033 EXPIRATION	February 28, 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. Provide 10' Right-of-Way dedication or permanent Right-of-Way Easement with corner chords along East side of State Road US1/ S Federal HWY (coordinate with FDOT), to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans.
2. Verify if there is a permanent or private Utility Easement going South to North along center line of the property. Currently FPL utility poles provide service to this property.
3. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans through the city website. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
4. Provide disposition of existing utilities on-site and within the adjacent right of way that may be impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
5. Proposed required on-site improvements (i.e. building, foundation, back flow preventer, fdc, clean out, doors, etc.) shall not be constructed within existing or proposed right of way/ dedications/ easements. If improvements are located within FDOT right of way, provide correspondence indicating approval.
6. The 10 -foot sidewalk on US-1 shall not meander towards the roadway. Please straighten it out to be parallel with SE 20th Street and the East/ west side walk on SE 20th St shall meet at the intersection. Follow the FDOT Standard Plans 522-002 for the appropriate curb ramp.
7. Depict/ label existing/ proposed stop sign/ bar on right of way adjacent to the site and on driveway connections to right of way as applicable.



8. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.
9. Clearly depict trash enclosure on site plan.
 - a. Show truck turning movements in and out the proposed dumpster enclosure/ building as applicable.
 - b. Per ULDR Section 47-19.4.D.6, all dumpster enclosures and adjacent service access drive shall be placed on poured concrete, solid or perforated interlocking concrete block paving (ICB), or any existing hardened paving system. A concrete apron shall also be placed entirely on private property.
 - c. Should dumpster be required to have a drain per ULDR Section 47-19.4.D.7, drain shall be connected to a grease traps, oil / sand separators prior to connection to sanitary public system. Also, the drain shall be protected from stormwater inflow from a 100-year design storm event.
10. Continue concrete sidewalk across alley access point; the 10-foot sidewalk shall not meander back to the C&G on US-1 as shown on sheet SP-1. To meet future development south of the Alley, maintain a parallel line with US-1. Provide a 90° connection to join the 2 sidewalk paths.
11. Provide conceptual Water and Sewer Plan that features proposed connections to City infrastructure, including limits of any existing City water main and/or sanitary sewer infrastructure to be removed and/or modified, and location of all existing utilities in vicinity of the proposed improvements (that may be in conflict). (include review comment if Civil Plans not provided). Additional comments/requirements maybe forthcoming from Public Works water and wastewater service availability review.
12. Label proposed water service connections and sewer lateral sizes and material on conceptual Water and Sewer Plan. Sanitary sewer clean out must be provided at property line per City standards. Based on the City utility maps, the existing sewer main adjacent to this property is at a deeper elevation than assumed, verify elevations accordingly. Also provide disposition of existing services (i.e. water services and sewer laterals).
13. Any road cuts for utilities or curb cuts within City Right-of-Way shall be restored to full lane width for 50' minimum length (by contractor), per City Code of Ordinances Section 25-108; show and label in plans as appropriate. Verify with FDOT and/or BCHCED their requirements for any milling and asphalt pavement restoration in vicinity of proposed road cuts for utilities and/or curb cuts within their respective Right-of-Way jurisdictions.
14. Provide sufficient existing and proposed grades and information on conceptual Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite ((include typical cross-sections along all property lines as appropriate. Drainage mitigation shall be required for any impacts within the adjacent City Right-of-Way, such as increased runoff or reduction of



existing storage/treatment due to proposed improvements, in accordance with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-15-08), Objective 4.1 under Infrastructure Elements. Applicant shall be responsible for maintenance of these proposed storm drain infrastructure improvements located within City Right-of-Way during a 1-year warranty period, until accepted by the City's Public Works Department.

15. 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 calculations showing proposed design will meet applicable South Florida Water Management District design criteria.
16. 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.
17. Show and label all existing and proposed utilities (utility type, material and size) on landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees, respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to City Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from City's public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing City's public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.
18. Discuss how surface runoff from the proposed development (between building and Right-of-Way boundaries) will be mitigated such that it won't be conveyed into the adjacent existing public storm drain infrastructure or waterways, and whether additional infrastructure will be required within City Right-of-Way (coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions). Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
19. Conceptual Paving, Grading, and Drainage Plan :
 - a. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system.
20. Discuss if pedestrian lighting is proposed; if not, discuss the possibility of the addition of pedestrian lighting along City Right-of-Way, which requires perpetual maintenance by the Applicant via a Maintenance Agreement executed with the city. Please contact the Case Planner for details to match the area.
21. 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. Perpetual maintenance of newly constructed exfiltration trenches, inlets, etc. within adjacent City Right-of-Way will typically revert back to the City, upon successful inspection/acceptance by Public Works after 1-year warranty period.



22. Within adjacent City Right-of-Way, staging/storage will not be allowed, construction fence shall not encroach within intersection corner sight triangles, construction fence gates shall not swing into the public Right-of-Way
23. Proposed public and private improvements shall consider the construction limitation per Code of Ordinance Section 25-7 on all streets, alleys and sidewalks which are under the jurisdiction of the city, as these may be closed for construction for a period not to exceed seventy-two (72) hours.

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. VUA landscaping shall be required for proposed surface parking lot improvements. As per Section 47-21.12. C.1.a. The first twenty-five percent (25%), or fraction thereof, of the required VUA trees shall be shade species with a three and one-half (3 ½) inch minimum trunk caliper and shall be evenly distributed between interior and perimeter landscape areas. The second twenty-five percent (25%), or fraction thereof, of required trees shall be shade species with a two and one-half (2 ½) inch minimum trunk caliper. Current proposed VUA tree specifications do not meet this requirement. Please revise.
2. 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.
3. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
4. 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. Please provide as applicable, especially for any proposed Street Tree reduced-width planting areas.

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.
 - b) Provide Structural Soil Detail and composition.
5. 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.
 6. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2. Q. Illustrate such sight triangles and provide documentation that application for approval has been made for planting in such right-of-way area.
 - a) Approval from jurisdiction for landscape installation in Right Of Way (FDOT – S Federal Hwy.), preferred prior to final DRC sign off. 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.

7. Tree canopy within a sight triangle requires a clearance of 8 feet. Please maintain tree canopy 60% to tree clear trunk 40% ratio heights adjust overall height of trees in sight triangles. This requirement is also applicable to proposed relocated trees within ROW. Please revise as applicable.
8. Illustrate the proposed location of overhead utilities and follow FPL Right Tree Right Place guidelines for tree selection and placement. Existing overhead utilities are present along the south property line within the alley and run N-S through the center of the site. Please revise proposed tree species selection and setback requirements as applicable to provide clearance.
9. 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.
10. Illustrate and label the horizontal clearance from tree trunk to edge of all existing and proposed utilities on the landscape plan, as per proposed civil engineering, plumbing and site plans. 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.
11. Utilities must be protected using a root barrier fabric wrap or equivalent. Landscape Plans must illustrate and label existing and proposed utilities in the right-of-way to confirm no utility conflicts exist, and illustrate the above setback and wrap requirement if applicable. Provide root barrier fabric wrap detail.
12. 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.
13. 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_S47-21LATRPRE.
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. 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.



5. 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.
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.

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CASE COMMENTS:

Please provide a response to the following:

1. Office doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
3. All glazing should be impact resistant.
4. Lighting and landscaping should follow CPTED guidelines.
5. A Video Surveillance System (VSS) should be employed throughout the property.
6. Light reflecting paint should be used in parking areas to increase visibility and safety.
7. All restricted areas should be access controlled and labelled as such.
8. Office and storefront doors and 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.
9. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements 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. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
5. Service Days shall be: No restriction for Commercial collection. Service may not occur earlier than 7:00 am or later than 10:00 pm within 250 feet of residential.
6. Service Days shall be per the City's residential routing schedule.
7. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.
8. Containers: must comply with 47-19.4
9. Dumpster enclosure: concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron and driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers.
10. Submit a Solid Waste Management Plan on your letterhead containing the name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - *This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to Gwoolweaver@fortlauderdale.gov . The letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and containers requirements to meet proposed capacity.*
 - *Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.*

GENERAL COMMENTS:

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

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



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CASE COMMENTS:

1. The proposed sidewalks must extend to the property lines, at the property lines additional sidewalk will be required to connect to the existing sidewalk closer to the curb.
2. Additional comments may be provided upon further review.



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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 deemed approved, approved with conditions, or denied within 120 days of completeness determination, on or before **February 28, 2026**, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Commercial and Employment Center on the City's Future Land Use Map. The parcel designated Employment Center was reviewed and approved at the January 15, 2008, City Commission Meeting (Ord No. C-08-02) for a rezoning and the allocation of commercial flexibility pursuant to Unified Land Development Regulations (ULDR) Section 47-28.3.E.2a. Additionally, the City may permit a development to be used for commercial business uses within lands designated Employment Center on the City's land use plan, pursuant to ULDR Section 47-28.3.E.2a. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted by following the [Platting Determination Submittal Requirements](#) or contact the Broward County Planning Council, at (954) 357-6695. If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
5. Pursuant to ULDR Section 47-25.3. - Neighborhood Compatibility Requirements:
 - a. Any nonresidential operation or activity producing glare shall be conducted so that direct or indirect illumination of light shall not cause illumination in excess of one (1) footcandle on any abutting residential property. Revise the plans to show the footcandle readings extending to all property lines. Sheet EP-1.0 shows foot candle readings along the eastern boundary that exceeds one (1) foot candle. Revise the photometric plan accordingly.
 - b. A 10-foot landscape strip shall be required to be located along all property lines which are adjacent to residential property (southern and eastern boundary). Such landscape strip shall include trees, shrubs and ground cover as provided in the landscape provisions of ULDR [Section 47-21, Landscape and Tree Preservation Requirements](#). The width of the landscape area shall extend to the property line. All required landscaping shall be protected from vehicular encroachment. Revise the site plan to clearly delineate and call-out the 10-foot landscape strip. When walls are required on nonresidential property abutting an alley, required shrubbery shall be



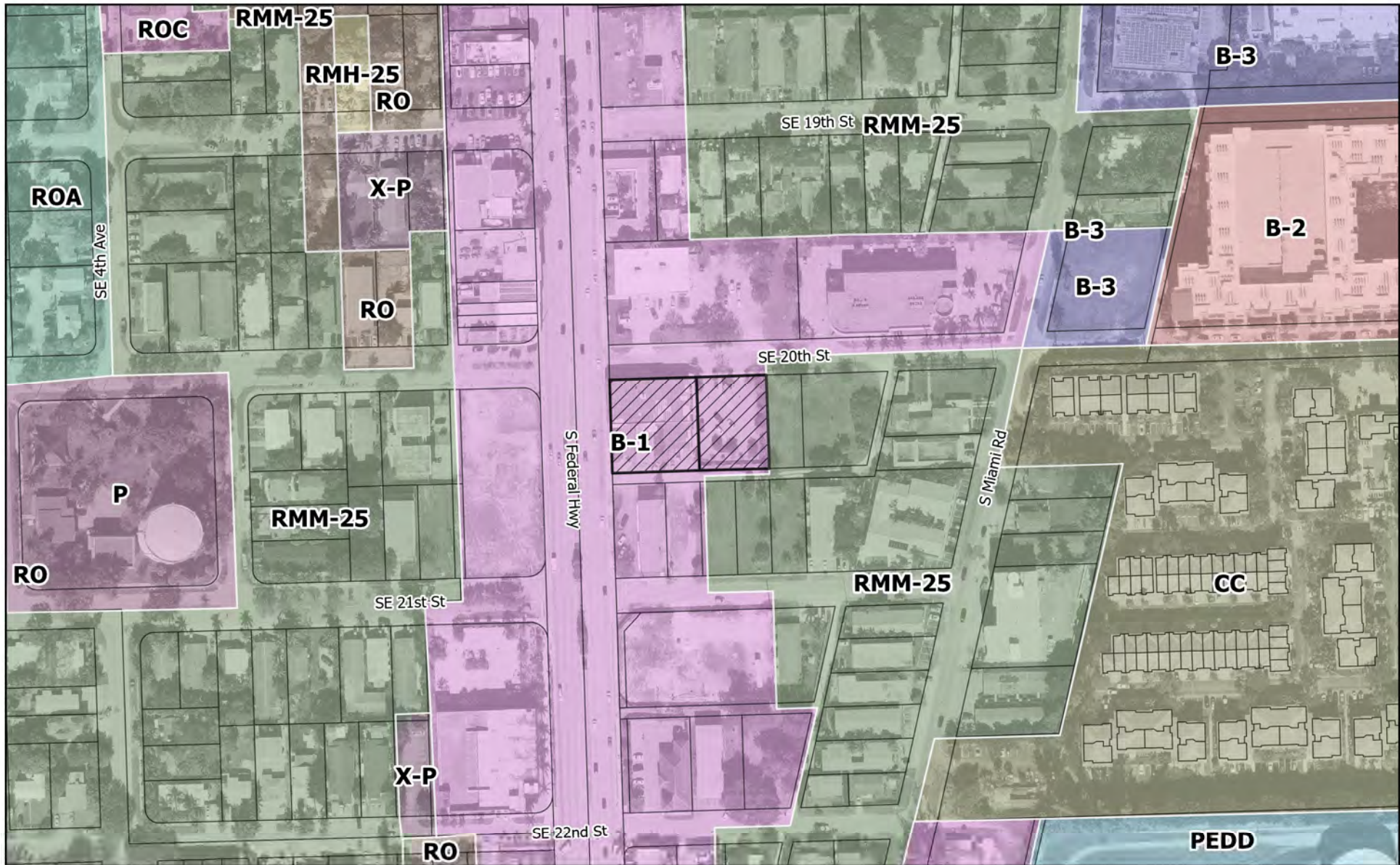
installed and located within the landscape area on the exterior of the wall. Revise the site plan and landscape plans accordingly.

- c. A wall shall be required on the nonresidential property, a minimum of five (5) feet in height, constructed in accordance with ULDR Section 47-19.5 and shall be located within, and along the length of the property line which abuts the residential property. Decorative features shall be incorporated on the residential side of such wall according to the requirements of [Section 47-19.5](#). Revise the site plan to show the wall along the southern boundary extend the entire length of the property line. Provide details showing the decorative features of the wall.
 - d. When the nonresidential property is located adjacent to an alley, such wall shall be located at least five (5) feet from the right-of-way line located closest to the nonresidential property. Revise the site plan and landscape plan to clearly show the dimension between the wall right-of-way line along the alley.
6. Currently FPL utility poles provide service to this property. Verify if there is a permanent or private Utility Easement going South to North along center line of the property.

General Comments

The following comments are for informational purposes.

1. 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.
2. 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.
3. 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.
4. Additional comments may be forthcoming based on resubmitted plans, additional information, narratives, and drawings requested to help assess the proposed development.



UDP-S25046

Legend

- Subject Site
- Fort Lauderdale Municipal Boundary Line

300 Feet

GRAPHIC SCALE

N