

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S26006



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-S26006
PROJECT NAME	Snyder-Floyd Hull Yard
APPLICATION TYPE	Site Plan Level II Review
APPROVAL LEVEL	Development Review Committee
REQUEST	15,980 Square-Foot Maintenance Facility, Office, and Shop Buildings
APPLICANT	City of Fort Lauderdale
AGENT	Ellyn Bogdanoff, Becker Lawyers, P.A.
PROPERTY ADDRESS	3110 SW 8 Avenue
ABBREVIATED LEGAL DESCRIPTION	3110 Plat 182-171 B
ZONING DISTRICT	Parks Recreation and Open Space (P) District
EXISTING LAND USE	Park-Open Space
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Edgewood Civic Association
SUBMITTED	February 20, 2026
COMPLETENESS ISSUED	February 27, 2026
STATE STATUTE 166.033 EXPIRATION	June 27, 2026 (120 Days)
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.
- 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-S26006

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2023 FBC.
2. Show allowable height, allowable number of stories, and allowable area compliance per Chapter 5 of the 2023 FBC.
3. Provide building construction type designation per Chapter 6 of the 2023 FBC.
4. Specify fire-resistance rating requirements based on building separation and construction type per Tables 601 and 705.5 of the 2023 FBC.
5. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2023 FBC.
6. Provide accessible parking spaces in accordance with the Fair Housing ACT and the 2023 FBC Accessibility Volume.
7. Provide accessible route connecting accessible parking spaces to building entrances per 2023 FBC Accessibility volume.
8. Reference the Florida Building Code 8th edition on plan for the proposed development.

GENERAL COMMENTS

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

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.
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.
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 and accessed at;

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2023 the 8th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>



Case Number: UDP-S26006

CASE COMMENTS:

Prior to Final DRC sign-off, please provide updated plans and written response to the following review comments:

1. 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. Submit water and wastewater capacity availability request form and documents/ plans at <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>.
2. Provide a current signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey 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 submitting the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, dedications, agreements, vacations, etc.).
3. The proposed Right of Way Vacation application for SW 8th Avenue shall be submitted to Planning for review and approval.
4. Provide disposition of the existing driveways on SW 8th Avenue serving the property on the west side of the street. Indicate if the existing site access points are proposed to be closed off and include coordination of proposed disposition with adjacent property owner.
5. 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. Specifically, provide disposition of existing utility poles, overhead utility lines, and electric lines within the proposed ROW vacation area.
6. Label on Site Plan Data Table the required and proposed type of loading zone(s), per ULDR Section 47-20.2 Table 2 and Section 47-20.6; also label location of ADA van-accessible parking stalls. Show how truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site as required for the proposed development. If loading zones are proposed, turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6.
7. On the Pavement Marking and Signage Plan, provide double yellow lines where white stop bars are proposed.
8. 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. Revise landscape plan to label these dimensions and revise tree layout accordingly.



9. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict (per City Utility Atlas Maps). 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.
10. Please email PLAN@FORTLAUDERDALE.GOV to obtain copies of the City utility maps as applicable to the project location and show all existing City utilities and easements (water, sewer, force main, and stormwater utilities) in proposed engineering plans (existing conditions/demolition, stormwater pollution prevention plan (SWPPP), site, grading, utility, drainage, and all other applicable civil plan sheets).
 - a. Overlay water and sewer plans with all existing and proposed utilities (utility type, material, slope, and size) on civil and landscaping plans for potential conflicts.
11. Conceptual **Water and Sewer (W&S) Plans:**
 - a. Point of service for all utilities will be to the property line.
 - i. Provide a manhole on private property, adjacent to the property line within a permanent sewer easement of minimum 10' X 15'. The easement shall be configured to provide, at minimum, a 7.5-foot radius of clearance around the center of the manhole. Label easement and dimensions on plans.
 - ii. The 8-inch sewer gravity main to the terminal manhole is a sewer main extension and will require FDEP and Broward County approval, submit agency's applications via an Outside Agency Approval record for City signature
 - iii. All water meters should be located adjacent to SW 8th Avenue.
 1. Irrigation meters and domestic meters of 2-inches or less should be located in the public right-of-way.
 2. All meters greater than 2-inches shall be placed inside the property. Provide a minimum 10' x 15' permanent water Easement for any 4 Inch or larger water meter located within the proposed development (for City Maintenance access); show / label delineation in the plans as appropriate. The easement extents shall be offset 10-ft on center of the meter and extend to the back of the meter assembly.
 3. Label all easements and dimensions on plans.
 - iv. All easements shall be recorded prior to Certificate of Occupancy.
 - v. All sewer and water lines inside private property should be labeled as "private."
 - b. The proposed fire connection must have a separate dedicated tap/connection to a City main.
 - i. Label as proposed fire connection.
 - c. Label the proposed fire hydrants in private property as a "private fire hydrant".
 - d. Show profiles for proposed water/sewer utilities within the ROW/easements showing separation information in accordance with FAC Rule 62-555.314.



12. Conceptual Paving, Grading, and Drainage (PGD) Plans:

- a. Provide the following information for drainage system shown on plan: rim and invert elevations, inlet types, exfiltration trench sizes, pipe diameters, lengths (LF), slopes, and materials. Include any other applicable information.
 - i. Provide at least a clean out structure at each end of exfiltration trench located within the property.

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.



Case Number: UDP-S26006

CASE COMMENTS:

Please provide a response to the following.

1. Verify that mitigation equivalent replacement and value on Tree Disposition Schedule, sheet L-201, has been calculated correctly per the City's amended Tree Preservation Ordinance (ULDR 47-21.15.G). Please revise as applicable.
2. Follow FPL Right Tree Right Place guidelines for tree selection and placement adjacent to overhead utilities. Proposed Pigeon Plum and Live Oak plantings in western VUA and buffer area appear to conflict with existing overhead utilities. Please illustrate clearance on landscape plans and revise species selection if applicable.
3. 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.
4. 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.
5. 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?nodeld=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. 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.

Case Number: UDP-S26006

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180-degree view peephole, lockable from the inside.
2. 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. Building 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, stands, 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 lot. 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. Light-reflecting paint should be used in the parking lot to increase visibility and safety.
9. All lighting and landscaping should follow CPTED guidelines.
10. Signage should be clear and concise to prohibit unauthorized users and make wayfinding easier.

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.



Case Number- UDP-S26006

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. 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.
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



Case Number: UDP-S26006

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 June 27, 2026, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. 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.
2. The site is designated Park – Open Space, Conservation on the City's Future Land Use Map. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
4. The proposed vacation of right-of-way requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee are required for both Planning and Zoning Board review and for City Commission review. The applicant is responsible for all public notice requirements (Section 47-27).
5. Provide an illustrate route plan sheet depicting anticipated site circulation from SW 8 Avenue and the other two planned access routes.
6. Provide a 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.
7. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.

GENERAL COMMENTS

The following comments are for informational purposes.

8. Provide a written response to all DRC comments within 180 days.
9. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final sign-off, please schedule an





appointment with the project planner (954-828-6495) to review project revisions and/or to obtain a signature routing stamp.

10. If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and locations receive approval from the Building Service Department's DRC Representative.
11. Additional comments may be forthcoming at the DRC meeting.



UDP-S26006

Legend

-  Subject Site
-  Fort Lauderdale Municipal Boundary Line

200
Feet
GRAPHIC SCALE

