

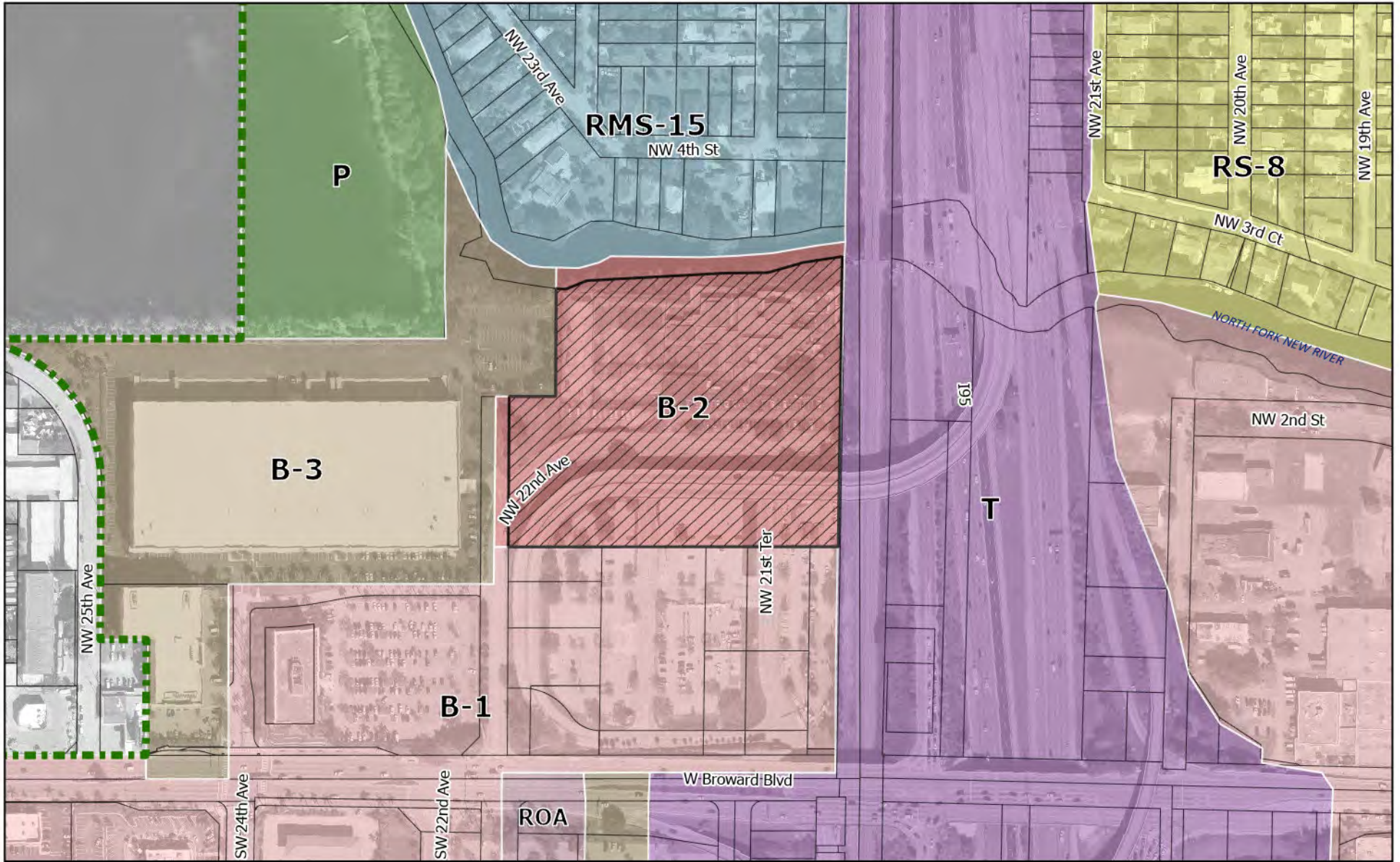
CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-S26023



UDP-S26023

Legend

- Fort Lauderdale
Municipal Boundary Line
- ▨ Subject Site

300

Feet

GRAPHIC SCALE



Date Exported: 8/24/2026

CASE INFORMATION

CASE	UDP-S26023
PROJECT NAME	Broward County Department of Juvenile Justice Facility
APPLICATION TYPE	Site Plan Level IV Review
APPROVAL LEVEL	City Commission Approval
REQUEST	Public Purpose Use of a 54,615 Square Foot Juvenile Detention Center
APPLICANT	Board of Trustees of the Internal Improvement Trust Fund / Health and Rehabilitative Services- Youth Serv Reg Juvenile Detention Center
AGENT	John Bridgeman, Division of Real Estate Development and Management, Florida Department of Management Services
PROPERTY ADDRESS	222 NW 22 Avenue
ABBREVIATED LEGAL DESCRIPTION	Broward Regional Juvenile Detention Center 104-32 B Parcel A
ZONING DISTRICT	General Business (B-2) District
LAND USE	Northwest Regional Activity Center
COMMISSION DISTRICT	3 – Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION	None
SUBMITTED	August 7, 2026
COMPLETENESS ISSUED	August 14, 2026
REVIEW PERIOD EXPIRATION	February 10, 2027 (180 Days)
CASE PLANNER	Yvonne Redding, Urban Planner

REVIEWER CONTACT INFORMATION

BUILDING	Shalanda Nelson	snelson@fortlauderdale.gov	954-828-5242
ENGINEERING	Roger Lemieux	rlemieux@fortlauderdale.gov	954-828-5123
LANDSCAPING	Mark Koenig	mkoenig@fortlauderdale.gov	954-828-7106
POLICE	Nicholas Herring	nherring@flpd.gov	954-828-4239
SOLID WASTE AND RECYCLING	George Woolweaver	gwoolweaver@fortlauderdale.gov	954-828-5371
TELECOMMUNICATIONS	Dumy Moncion	dmoncion@fortlauderdale.gov	954-828-6368
URBAN DESIGN AND PLANNING	Yvonne Redding	yredding@fortlauderdale.gov	954-828-6495

RESUBMITTAL STEPS AND INSTRUCTIONS

RESUBMITTAL	All resubmittals must be conducted through LauderBuild
	Plans must be flattened and reduced in file size
	Sheet numbers must be consistent for each version
	Only upload sheets containing changes
RESPONSES	Applicants must provide a written response to each issue
	Responses must specify revisions and sheet
ADDITIONAL DOCUMENTS	Must be provided at time of resubmittal
QUESTIONS	Please contact the case planner



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BUILDING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Life Safety			
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.		Shalanda Nelson	Yes
6. Per FBC Building Table 1017.2, the maximum exit access travel distance is 200 feet for sprinklered buildings, Group I-3. Demonstrate compliance with the applicable travel distance requirements.			
7. Indicate code compliant fire alarm per 907.2.6.3 and a code compliant sprinkler system per Section 903.2.6 of the 2023 FBC.			
8. Demonstrate compliance with FBC 408.9 for an engineered smoke control system as required for a "windowless" building as well as section 909 for each "windowless" smoke compartment.			



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9. Demonstrate compliance with FBC 408.6 for smoke barriers and/or smoke compartments as required.
-

General

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

Shalanda
Nelson

Yes

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2026 the 9th Edition of the Florida Building Code will be adopted.
-



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2. 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.
 3. Each building and or structure will require a separate permit.
 4. 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>
-

Accessibility

1. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve per FBC Accessibility volume.
2. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4 and 208.3.1 of the FBC Accessibility volume.

Shalanda
Nelson

Yes



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ENGINEERING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
Per ULDR Sec. 47-20.13.D - On-Site Stormwater Retention 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 calculation showing proposed design will meet applicable South Florida Water Management District design criteria. a. 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. Show location of building roof drains, and their proposed connection(s) to the on-site drainage system. Coordinate as appropriate with the respective FDOT and BCHCED agencies for mitigation of additional runoff within those jurisdictions.		Roger Lemieux	Yes
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		Roger Lemieux	Yes



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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.

Spot Elevations/Grades Shown In Proposed Development Plans

shall be per North American Vertical Datum of 1988 (NAVD 88), instead of National Geodetic Vertical Datum of 1929 (NGVD 29).

Roger
Lemieux

Yes

Provide Disposition Of Existing Utilities On-Site

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.

Roger
Lemieux

Yes

General

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/Government/Departments/Development-Services/Urban-Design-and-Planning/Development-Applications-Boards-and-Committees/Development-Review-Committee>

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Roger
Lemieux

Yes



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LANDSCAPE REVIEW

Comments

Comment
Attached
to Sheet #

Reviewer
Name

Comment
Reply
Required

Public Purpose Narrative

Please revise public purpose narrative for relief from the City's landscape and tree preservation ordinance (ULDR 47-21) to more accurately reflect the requested relief. Review the Landscape Requirement Chart (ULDR 47-21.13.A) for each individual landscape requirement associated with development in the B-2 zoning district, and provide narrative response accordingly. Also please review tree removal permitting requirements (ULD-47-21.15.F) and provide narrative response for requested relief, as applicable.

Mark
Koenig

Yes



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POLICE REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u>			
1. All glazing should be impact resistant.		Nicholas Herring	No
2. All Lighting should conform to IES and CPTED standards and illumination requirements.		Nicholas Herring	No
3. The property exterior should be uniformly lit, to include the perimeter of the building, recreational areas, and parking lots. They should be illuminated from dusk until dawn or controlled by a photocell or similar electronic device that provides light from dusk until dawn.		Nicholas Herring	No
4. Full-cut-of, LED lighting fixtures should be utilized to prevent glare and light trespass.		Nicholas Herring	No
5. Any fencing should follow CPTED guidelines.		Nicholas Herring	No



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6. Access control should be utilized for building access.	Nicholas Herring	No
7. A Video Surveillance System (VSS) should be employed throughout the property with focus on entry/exit points, bay doors, parking lots, pedestrian walkways, and common areas, as well as any areas containing infrastructure such as water/electrical and any other areas around the property where valuables are stored such as bicycle parking and mailbox locations. The VSS should be capable of retrieving an identifiable image of a person. Footage should be retrievable for at least 30 days.	Nicholas Herring	No
8. Light reflecting paint should be used in parking lot to increase visibility and safety.	Nicholas Herring	No
9. In this type of facility, the amount of blind corners should be as limited as possible. Where it is not feasible to remove a blind corner, mirrors should be placed where the blind corners exist to allow for greatest visibility, as well as to counteract the use of blind corners as ambush points. The mirrors should be made of a shatter-proof material.	Nicholas Herring	No
10. All restricted areas and employee only areas should be access controlled and labelled as such.	Nicholas Herring	No
11. Unauthorized intrusion is common where access controlled doors do not properly secure. Therefore, it is recommended access control/alarm systems with the ability to notify and/or sound an audible tone for unsecured doors be utilized.	Nicholas Herring	No



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12. Proper wayfinding signage should be placed throughout the property to allow for fluid vehicular and pedestrian travel between areas of the property.	Nicholas Herring	No
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13. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.	Nicholas Herring	No
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14. Theft of and damage to infrastructure containing brass, copper, and other sought after materials does occur. Therefore, it is recommended any of this infrastructure which is exposed or vulnerable be protected. This is often done using metal cage/enclosure type devices which make access more difficult.	Nicholas Herring	No
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15. The utilization of drones to introduce contraband into detention facilities is becoming increasingly prevalent. The introduction of netting or horizontal fencing to outdoor recreation areas can help deter these activities.	Nicholas Herring	No
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General Comments:

It is highly recommended that the managing company make arrangements for private security or site monitoring, temporary fencing, access control, and video surveillance during construction.

Nicholas Herring	No
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Please submit responses in writing prior to DRC sign-off.



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SOLID WASTE & RECYCLING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u>			
1. Garbage, Recycling and Bulk Trash shall be provided.		George Woolweaver	Yes
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.		George Woolweaver	Yes
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.		George Woolweaver	Yes
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.		George Woolweaver	Yes
5. Service Days shall be per the City's residential routing schedule.		George Woolweaver	Yes
6. Provide on the site plan a garbage truck turning radius for City review. Indicate how truck will circulate within property.		George Woolweaver	Yes



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7. Solid waste collection shall be from a private loading dock.	George Woolweaver	Yes
8. Containers: must comply with 47-19.4	George Woolweaver	Yes
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.	George Woolweaver	Yes
10. 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.	George Woolweaver	Yes
11. 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.	George Woolweaver	Yes
12. 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.	George Woolweaver	Yes



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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.

George
Woolweaver

Yes



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TELECOMMUNICATIONS REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
<u>Please provide a response to the following:</u>			
1. Per (47-25.2. B) Public Safety Communications network; Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network; to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.		Dumy Moncion	Yes
2. Based upon the location of the proposed structure, and the distance from the City's radio sites, it is anticipated that this project may require a Bi-Directional Amplifier (BDA) system. It is strongly recommended that conduits are installed to support a BDA system within the building. Conduit locations should be determined by a qualified BDA designer/installer. A qualified BDA designer/installer needs to take signal strength analysis within all areas of the structure after the interior structures and windows are complete. A computer generated (heat map) showing the measured signal strengths within all areas of the proposed structure shall be required. If the computer-generated heat map reveals there isn't adequate signal strength to support the City and Broward County public safety radio communications network, a Bi-Directional amplifier system will be required.		Dumy Moncion	Yes



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3. Please review Chapter 1, Section 118 of the Broward County Building Code, Broward County Annex.	Dumy Moncion	Yes
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4. Please review Florida Statute 633.202 (18).	Dumy Moncion	Yes
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5. Additional guidance may be obtained from BDA@fortlauderdale.gov .	Dumy Moncion	Yes
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General Comments:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. Additional information is required to properly evaluate the Developer's plans.

Please consider the following prior to submittal for Building Permit:

1. Please identify and provide contact information for the contractor chosen to evaluate and map radio system signal strength levels for this project.



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URBAN DESIGN & PLANNING REVIEW

Comments	Comment Attached to Sheet #	Reviewer Name	Comment Reply Required
General Please be more specific on the Public Purpose Request, including the relief from the Landscape code. Each item you are not meeting should be listed in a table and provide what is required vs. what will be provided on site.		Yvonne Redding	Yes
General Please consider the following prior to submittal for Final Development Review Committee ("DRC"): 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. 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 DRC sign-off, please schedule an appointment with the project planner Yvonne Redding (Email: yredding@fortlauderdale.gov, Phone: 954-828-6495) to review project revisions and/or to request notification for signoffs by applicable disciplines. Additional comments may be forthcoming at the DRC meeting.		Yvonne Redding	Yes



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General

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.

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.

All construction activity must comply with Code of Ordinances, Section 24-11, Construction sites. Contact Shalanda Nelson, Structural Plans Examiner (954-828-5242) to obtain his signature on the final DRC plans.

Yvonne
Redding

Yes

General

Consider employing green practices throughout the project including, but not limited charging stations, tank-less water heaters, rain collections system, pervious parking, bio-swales, Florida Friendly™ plant materials, and solar panels.

Yvonne
Redding

Yes

General

The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate fee is required

Yvonne
Redding

Yes



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for both PZB review and City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.

General

Pursuant to ULDR, Section 47-23.8, Waterway use, applications for development along waterways shall demonstrate that the project protects and enhances the scenic quality and tranquility of the waterway.

Yvonne
Redding

Yes

Discuss all newly proposed seawalls, any repair to existing seawalls and/or relocation of existing seawalls with Engineering Representative.

General

Pursuant to Section 47-23.8, a 20-foot landscaped yard is required adjacent to the existing bulkhead line. The required twenty (20) foot yards shall not be used or developed for any purpose other than landscaping and the minimum number of driveways or walkways is reasonably necessary to serve the waterfront uses, unless specifically approved by the Planning and Zoning Board. The proposed encroachment into the 20-foot landscape area will require approval by the Planning and Zoning Board.

Yvonne
Redding

Yes

General

Pursuant to Section 47-23.8, Waterway Use, provide a narrative explaining how the proposed project, specifically the proposed height and massing “preserves the character of the neighborhood, harmonizes with other development in the area, and protects and enhances the scenic quality of the waterway”.

Yvonne
Redding

Yes



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General

Pursuant to ULDR Section 47-19.2.Z, Accessory Uses, Buildings, and Structures; rooftop mechanical equipment such as air conditioners, compressors, generators, etc. shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the topmost surface of the roof mounted structures. Provide the following:

- a. Roof plan indicating the location of all mechanical equipment with spot elevations of the parapet wall and roof as well as mechanical equipment to verify adequate screening;
- b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
- c. Provide screening product material including images or pictures of actual application of such.

Yvonne
Redding

Yes

General

Be advised, proposed development must meet minimum floodplain regulations at time of building permit submittal. It is most advantageous for applicants to determine the impact of flood plain regulations during the DRC process. For example, minimum floor elevations may require stairs, ramps, and other elements that would impact the overall site plan design. In the event these items are not addressed during the DRC process and the inclusion of such are identified during the building permit review, the applicant will need to amend the DRC approved plans.

Yvonne
Redding

Yes

General

The proposed project must be consistent with the latest recorded plat restrictions. Provide a Plat Determination Letter from Broward County Planning Council verifying

Yvonne
Redding

Yes



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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.

General

The site is designated Northwest Regional Activity Center 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.

Yvonne
Redding

Yes

General

Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-27.4, the applicant must complete the following:

a. Prior to submitting an application to the Planning and Zoning Board (PZB), the applicant shall:

i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website:

<https://www.fortlauderdale.gov/Government/Departments/City-Managers-Office/Neighbor-Support/Neighborhood-Associations>; and,

ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

Yvonne
Redding

Yes



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b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB meeting. This date and location of the meeting are at the discretion of their applicants. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after the public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made as part of the case file. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

General

Pursuant to Unified Land Development Regulations, Section 47-24.1.I., the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before February 10, 2027 unless a mutually agreed upon time extension is established between the City and the applicant. An extension, then subsequent continuance, may be requested to complete review of the project. If the applicant fails to request an extension or complete review of the project within the permitted timeframes, the application will be scheduled for a Planning and Zoning Board hearing for failure to meet ULDR, Section 47-24.1.I., Review Process, and the applicant may be required to refile a new application and fees to proceed with the project.

Yvonne
Redding

Yes