



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 8, 2020

PROPERTY OWNER: Zaim & Kristina Hoxha

APPLICANT/AGENT: Nectaria Chakas, Lochrie & Chakas, P.A.

PROJECT NAME: 3074 NE 33rd Ave Parking Reduction

CASE NUMBER: UDP-S20002

REQUEST: Site Plan Level III Review: Parking Reduction Request

LOCATION: 3074 NE 33rd Avenue

ZONING: Community Business (CB)

LAND USE: Commercial

CASE PLANNER: Jim Hetzel



Case Number: UDP-S20002

CASE COMMENTS:

1. No Comments

For Engineering General Advisory DRC Information, please visit our website at
<https://www.fortlauderdale.gov/home/showdocument?id=30249>



Case Number: UDP-S20002

CASE COMMENTS:

1. The submitted parking study is acceptable and meets the cities criteria in Section 47-20.3.A.5.c
2. A parking reduction order will need to be recorded.
3. Additional comments may be provided upon further review.
4. Sign off is required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



Case Number: UDP-S20002

CASE COMMENTS:

Please provide a response to the following:

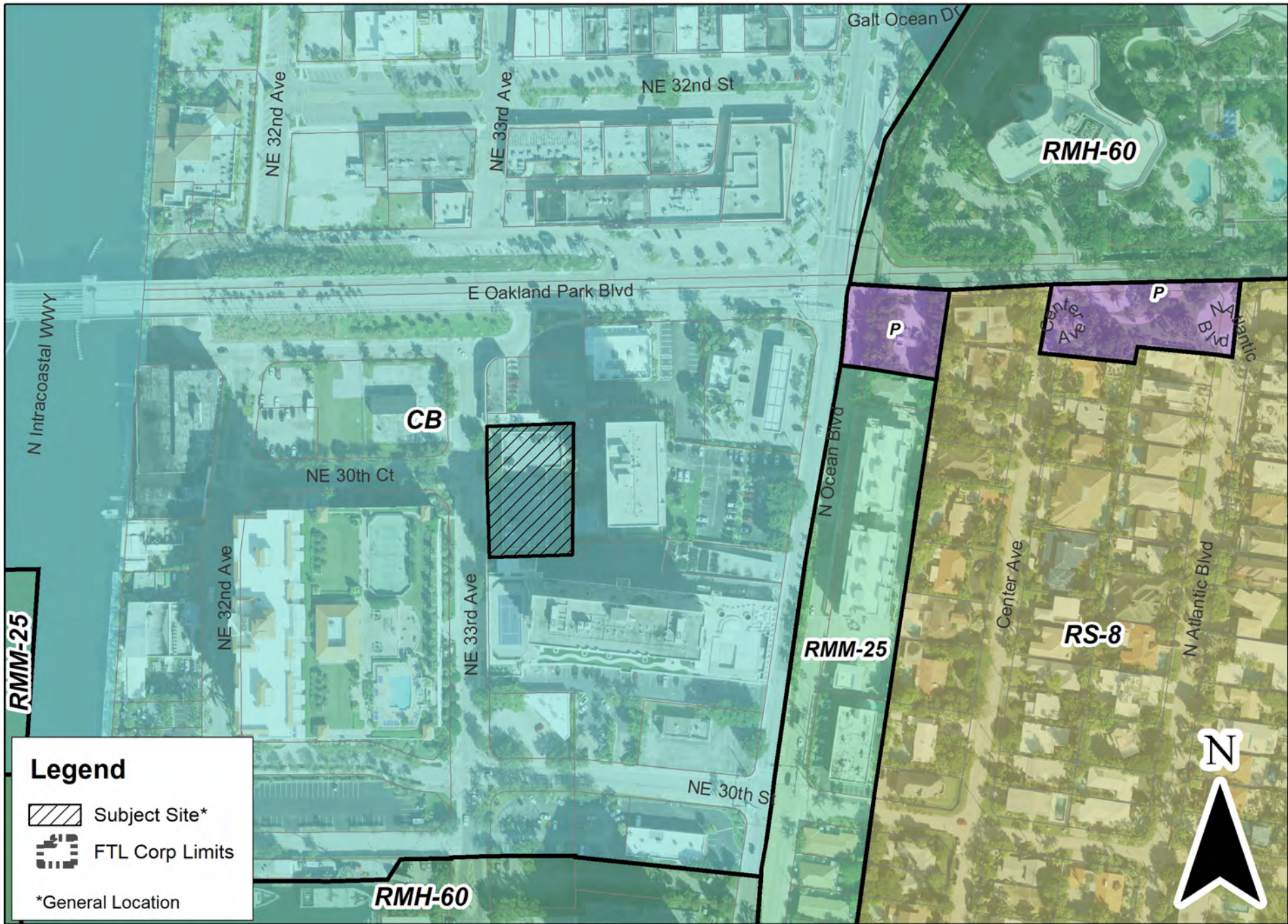
1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice 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: <http://www.fortlauderdale.gov/neighbors/civic-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.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable 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 a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. 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. Staff recommends contacting the business association for the area as the civic organization for Uptown.
2. The proposed project requires review and approval by the PZB. A separate application and fee are required for PZB submittal, and the applicant is responsible for all public notice requirements pursuant to the ULDR, Section 47-27. In addition, the development permit shall not take effect nor shall a building permit be issued until thirty (30) days after approval, and then only if no motion is adopted by the City Commission seeking to review the application.
3. The site is designated Commercial on the City's Future Land Use Map. The existing use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. Pursuant to Section 47-20.3.A.5.c, indicate on the plans the safe pedestrian paths leading from the site to the off-site parking location, public parking at The Tides.
5. Pursuant to Section 47-20.3.A.8, applicant shall execute a parking reduction order indicating the number of parking spaces required, provided, and shared along with the legal description of the property, and any conditions of approval related to the parking reduction. The parking reduction order shall be recorded in the public records of Broward County and filed with the department by the applicant prior to Final DRC approval.
6. Pursuant to Section 47-20.3.A.9, applicant recognizes and acknowledges that the site will contain a restrictive covenant in the form of a parking reduction order which run with the land and will be binding on any successor or assigned property owner.
7. Pursuant to Section 47-20.3.A.10, in the event there are changes to the parking, the parking order will need to be amended or comply with the specific items listed contained in herein referenced section.



GENERAL ADVISORY COMMENTS

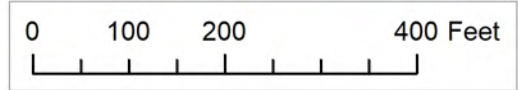
The following comments are for informational purposes.

8. Please be advised that pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.
9. 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.
10. Additional comments may be forthcoming at the DRC meeting.



UDP-S20002

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\DR20201208\UDP-S20002.mxd



Graphic Scale