



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** March 23, 2021

**PROPERTY OWNER:** Pamela Kay Hayes, Robert L. Elmore Trust

**APPLICANT/AGENT:** Deena Gray, Greenspoon Marder, LLP.

**PROJECT NAME:** 2980 W State Road 84 Plat

**CASE NUMBER:** UDP-P21001

**REQUEST:** Plat Review

**LOCATION:** 2980 W. State Road 84

**ZONING:** Industrial (I)

**LAND USE:** Industrial

**CASE PLANNER:** Karlanne Grant

Case Number: UDP-S21020

**CASE COMMENTS:**

Please provide a written response to each of the following comments:

1. Provide written documentation that proposed Plat meets the City's plat requirements per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.5 (Plat/Subdivision Criteria).
2. All existing Right-of-Way Easements, Ingress/Egress Easements, City & Private Utility Easements, etc. within property shall be accurately shown/labeled on Plat, except for what's clearly not be needed due to conflicts with proposed development (i.e. easements for utility service connections, etc.).
3. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that proposed NVAL driveway access openings shown on Plat are consistent with driveway access locations shown on Site Plan (if applicable); confirm that scope of Site Plan improvements is consistent with any land use restrictions shown on the Plat.
4. Indicate/discuss whether any easements may be required by the Zoning District for utility, public access or amenities (determined by reviewing the appropriate Zoning District requirements). These easements shall be dedicated by plat rather than separate instruments later.
5. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
6. Verify if there are any additional Easements that may need to be dedicated to the City during the Site Plan approval process, including Utility Easement(s) that allow the City perpetual maintenance access to existing public sewer, storm drain, and water infrastructure located within the proposed development.
7. Please be advised the plat must be recorded prior to submittal for building permit and that this will be a condition of site plan approval.
8. Provide a copy of Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their right-of-way.
9. Additional comments may be forthcoming at the meeting.



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**CASE COMMENTS:**

Please provide a response to the following:

1. 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/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Industrial on the City's Future Land Use Map. The proposed uses for the plat must be consistent with the underlying land use designation. Any future commercial use on Industrial land use will require the allocation of commercial flex and at this time cannot be noted on the plat except for the portion of Parcel A that contains Commercial land use delineation. Revise plat notes accordingly.
3. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for PZB review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Unified Land Development Regulations Section 47-27).
4. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to PZB submittal.
5. Discuss any right-of-way requirements with the City's Engineering Design Manager.
6. Coordinate with the franchise public utilities if any additional easements are need beyond those existing and provide said easements on the plat.
7. This plat is not subject to park impact fees, based on the proposed non-residential development.
8. Contact Jean-Paul Perez, Broward County Planning and Development Division at [JPPerez@broward.org](mailto:JPPerez@broward.org) or 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.

**GENERAL COMMENTS**

The following comments are for informational purposes.

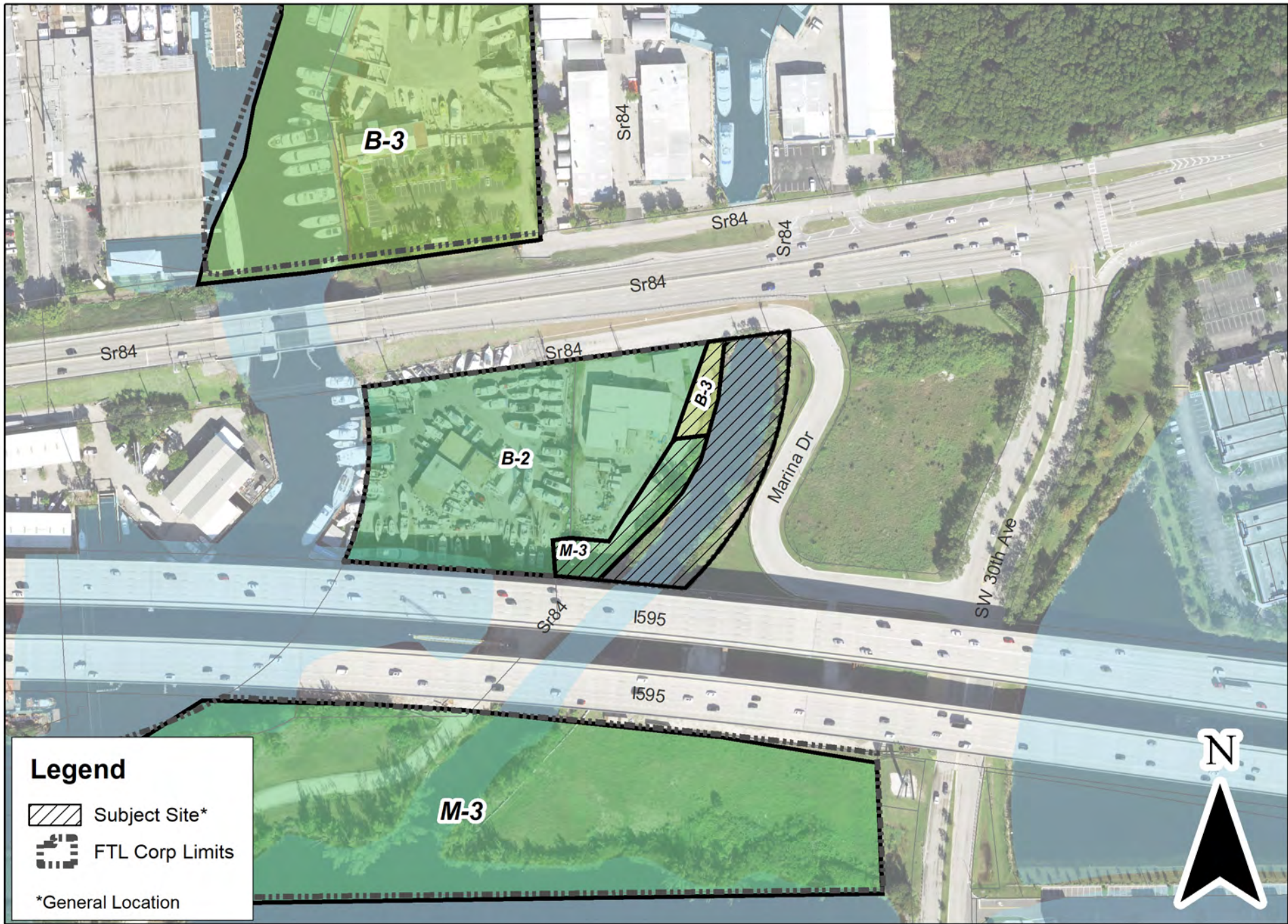
Please consider the following prior to submittal for PZB Meeting:

9. No final plat of any subdivision shall be approved unless the subdivider shall file with the City a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the county, conditioned to secure the construction of the improvements required under this section, in a satisfactory manner and within a time period specified by the City Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1 1/2) times the cost of constructing the improvements as estimated by the City Engineering Design Manager and in form with surety and conditions approved by



the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture

10. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.
11. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
12. 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 Karlanne Grant (954-828-6162 or [kgrant@fortlauderdale.gov](mailto:kgrant@fortlauderdale.gov)) to review project revisions and/or to obtain a signature routing stamp.
13. Additional comments may be forthcoming at the DRC meeting.



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