



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** July 27, 2021

**PROPERTY OWNER:** 1100 Hotels, LLC.

**APPLICANT/AGENT:** Jim McLaughlin, McLaughlin Engineering Company

**PROJECT NAME:** Luckey's Plat

**CASE NUMBER:** UDP-P21003

**REQUEST:** Plat Review

**LOCATION:** 1100 W. State Road 84

**ZONING:** Boulevard Business (B-1)

**LAND USE:** Commercial

**CASE PLANNER:** Christian Cervantes



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**CASE COMMENTS:**

**Prior to Planning and Zoning Board Meeting or City Commission Meeting sign-off, please provide updated plans and written response to the following review 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. Provide a copy of Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their roadway.
5. Discuss existing FPL easement and whether or not the FPL easement has any restrictions.
6. 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.
7. Route the plat to the City Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting.
8. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
9. 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.
10. 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.
11. 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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.html>).
2. The site is designated Commercial 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.
3. The proposed plat 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 (Sec. 47-27). Note: The City's Clerk's office requires a 48- hour notice prior to a CC meeting if a computer presentation is planned, i.e., PowerPoint, to be provided on CD or flash drive and a copy submitted to the City Clerk.
4. Discuss if any additional right-of-way requirements are needed for this plat with the City's Engineering Design Manager or Designee.
5. Coordinate with the franchise public utilities if any additional easements are needed beyond those existing and provide said easements on the plat.
6. This plat is subject to park impact fees, based on the proposed non-residential development of hotel rooms.
7. Please 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.
8. Conceptual site plan shows proposed hotel with 174 rooms. However, proposed plat note states restriction of 172 rooms. Provide the correct number of hotel rooms proposed for site on plat note.
9. Conceptual site plan appears to show two two-way drive aisles off State Road 84. The plat restricts access to site with a one-way ingress off State Road 84 on the west side of the site and a one-way egress to State Road 84 on the east side of the site. The site plan will need to comply with these restrictions.
10. Cover sheet indicates plat size is 87,226 Square Feet. However, the plat states 82,776 Square Feet. Provide the correct amount of square footage for the plat.

**General Comments**

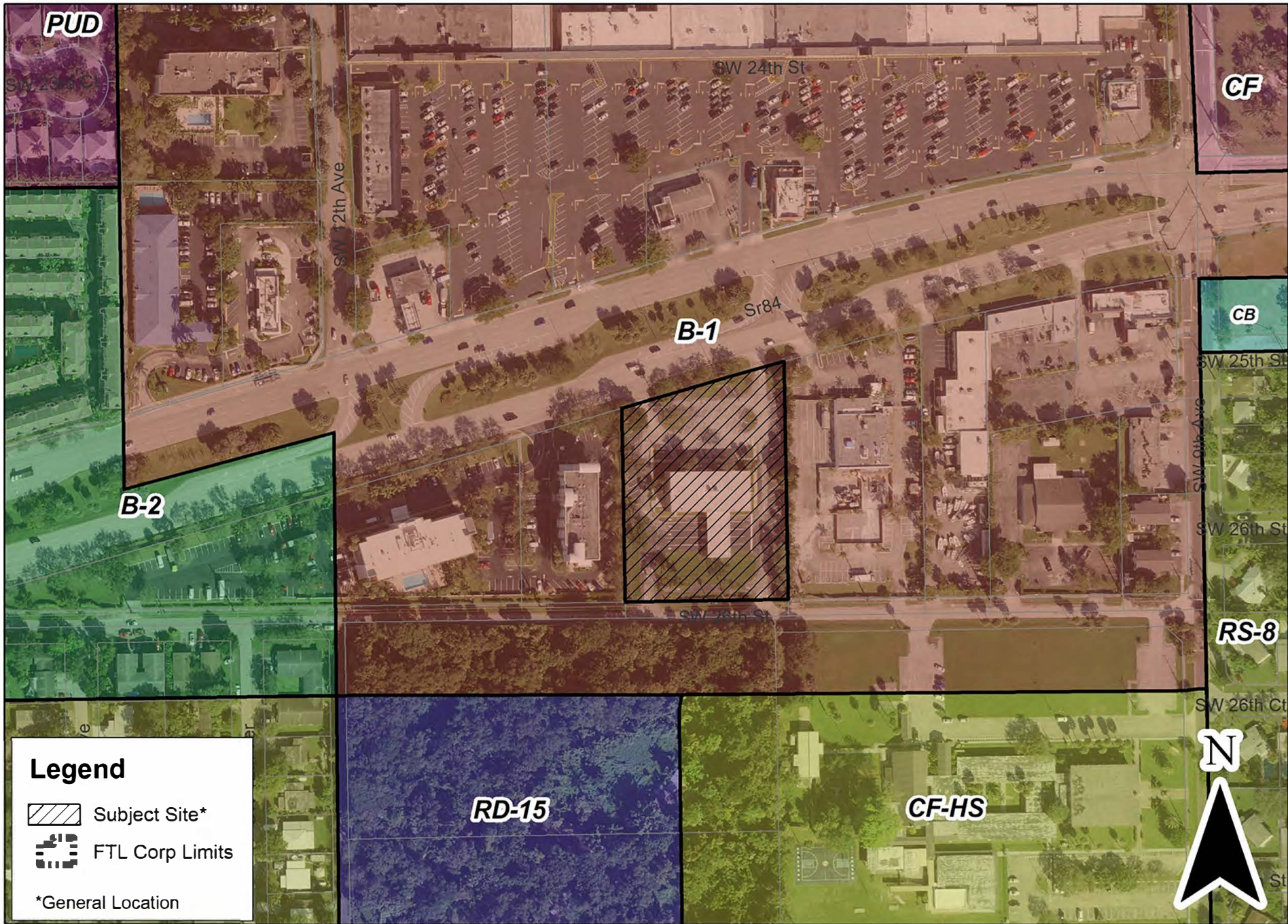
The following comments are for informational purposes.

1. 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 (1½) 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.

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



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