



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 28, 2021

PROPERTY OWNER: 1800 State Road, LLC.

APPLICANT/AGENT: Davina Bean, U-Haul

PROJECT NAME: 1800 State Road 84 Plat

CASE NUMBER: UDP-P21007

REQUEST: Plat Review

LOCATION: 1800 W State Road 84

ZONING: Residential Multifamily Mid Rise/ Medium High Density (RMM-25) and General Business (B-2)

LAND USE: Medium-High Residential

CASE PLANNER: Adam Schnell



Case Number: UDP-P21007

CASE COMMENTS:

Prior to City Commission Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Provide signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements following the approval of plat case UDP-21003. 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. Property lines, NVAL, Right-of-Way, watercourses, easements, structures, and roadway shall be clearly shown, labeled and dimensioned. Provide spot elevations on site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).
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 scope of Site Plan improvements is consistent with any land use restrictions shown on the Plat. Additional comments may be provided upon review of the site plan.
4. Provide a copy of Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their roadway.
5. Verify and provide the correct plat book and page number for the 10-foot electric easement along the north perimeter of the property. 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. The plat has been routed to the City Surveyor for review and approval. Comments will be provided pending the review. Please note that approval from the City Surveyor is required prior to signoff from the Engineering staff for Planning & Zoning Board meeting.
8. 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.
9. 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.
10. Additional comments may be forthcoming at the meeting.



Case Number: UDP-P21007

CASE COMMENTS:

1. No Comments.

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CASE COMMENTS:

Please provide a response to the following:

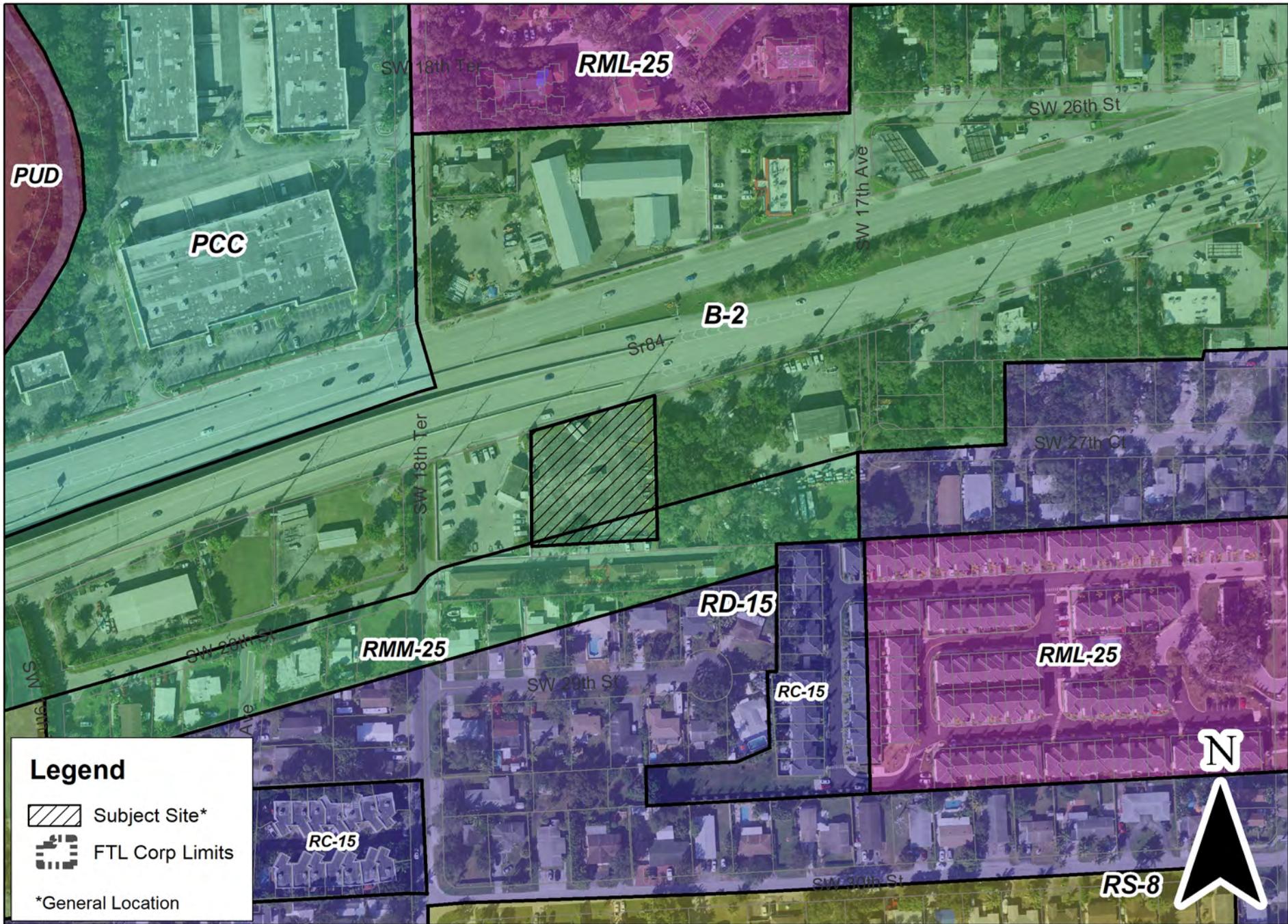
- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
- 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 project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee are required for Planning and Zoning Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (ULDR Section 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. Contact the Case Planner, Adam Schnell for more information at 954-828-5633.
- 4) Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
- 5) This plat is not subject to park impact fees, based on the proposed non-residential development.
- 6) Please contact Jean-Paul Perez, Broward County Planning and Development Division at 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.
- 7) No final plat of any subdivision shall be approved unless the sub-divider 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.
- 8) Staff reserves the right review the plat again based on any changes made to the plat during full agency review.



General Comments

The following comments are for informational purposes.

- 9) Please be advised that pursuant to State Statute, Section 166.033, that within 120 days of an application being deemed complete, or 180 days for applications requiring a quasi-judicial hearing or public hearing, a municipality is required to render a decision on the application unless an extension of time is mutually agreed upon between the City and the applicant.
- 10) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-4798) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
- 11) Additional comments may be forthcoming at the DRC meeting.



UDP-P21007