



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** February 8, 2022

**PROPERTY OWNER /  
APPLICANT:** The Jim Moran Foundation, Inc.

**AGENT:** Val Sousa, Jim Moran Foundation Organization

**PROJECT NAME:** Jim Moran Foundation Plat

**CASE NUMBER:** UDP-P22001

**REQUEST:** Plat Review

**LOCATION:** 4545 N Federal Hwy

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

**LAND USE:** Commercial

**CASE PLANNER:** Adam Schnell



Case Number: UDP-P22001

**CASE COMMENTS:**

**Prior to placement on Planning & Zoning Board Meeting Agenda, 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).
  - a. Transportation Facilities/Dedication of Rights-of-Way (per 47-25.2.M.5): Confirm that property is being conveyed as needed to the public by plat, deed or grant of easement shown/labeled on corresponding Site Plan in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.
  - b. Transportation Facilities/ Pedestrian Facilities (per 47-25.2.M.6): Sidewalks, pedestrian crossing and other pedestrian facilities shown/labeled on corresponding Site Plan to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties.
  - c. Confirm that verbiage is shown on Cover Sheet under 'Dedications' for all Public Right-of-Way and/or Easement dedications by Plat, including jurisdiction and purpose as appropriate; otherwise if dedicated by separate instrument, Public Right-of-Way and/or Easement dedications labeled on Plat (and copy of Broward County recordation provided).
2. Provide a PDF copy of the Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their roadway.
  - a. Please confirm that all 'Conditions' stated in the letter are accurately reflected on Plat and corresponding Site Plan.
3. Provide a PDF copy of the Development Review Report (if applicable) issued by the Broward County Urban Planning Division for the plat application submitted for the development.
  - a. Confirm that Land Use 'Recommendations' are accurately reflected on Plat and corresponding Site Plan.
  - b. Confirm that all 'Staff Recommendations' and 'Access Requirements' stated in the Memorandum from Broward County Highway Construction and Engineering Division (BCHCED) are accurately reflected on Plat and corresponding Site Plan.
4. Provide PDF copy of corresponding proposed Site Plan layout for this property, so that it can be reviewed for consistency with the proposed Plat.
  - a. Show/label limits of proposed Non-Vehicular Access Line (NVAL) along the adjacent N Federal Hwy on the Site Plan, as well as location and width of proposed driveway access.
  - b. Confirm that scope of Site Plan improvements is consistent with any land use restrictions shown on the Plat.
  - c. Demonstrate that proposed loading zone size (per square footage and type of zone) and design (shall be located on a parcel in a place which ensures convenient and safe entry/exit for the users of the loading zone, and the convenience and safety of pedestrians and motorists using the parcel) required for the development and shown on Site Plan complies with ULDR Sections 47-20.2 and 47-20.6, respectively.
5. Confirm 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.



6. Discuss if any easements may be required by the Zoning District for utility, public access, or amenities, as determined by reviewing the appropriate Zoning District requirements. These easements shall be dedicated by plat rather than separate instruments later.
7. Please be advised that prior to this plat being scheduled for City Commission review/approval, the developer may need to provide a bond to the City for 100% of the construction cost for the 5' wide sidewalk along the adjacent NE 20<sup>th</sup> Avenue and NE 47<sup>th</sup> Street per ULDR Section 47-24.5.E.3.e (Required subdivision improvements/Sidewalks).
8. Please be advised that the Plat must be recorded at Broward County prior to submittal for building permit, per the conditions of the Final Development Review Committee (DRC) Certificate of Compliance letter issued 4/22/2021 for DRC Case #PLN-SITE-20090001.
9. Additional comments may be forthcoming at the meeting.



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**CASE COMMENTS:**

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) Discuss any right-of-way requirements with the City's Engineering Design Manager.
- 6) Coordinate need for easements with the franchise public utilities and provide said easements on the plat.
- 7) 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.
- 8) 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.
- 9) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
  - a. Section 47-25.2, Adequacy Requirements
  - b. Section 47-24.5, Subdivision Regulations

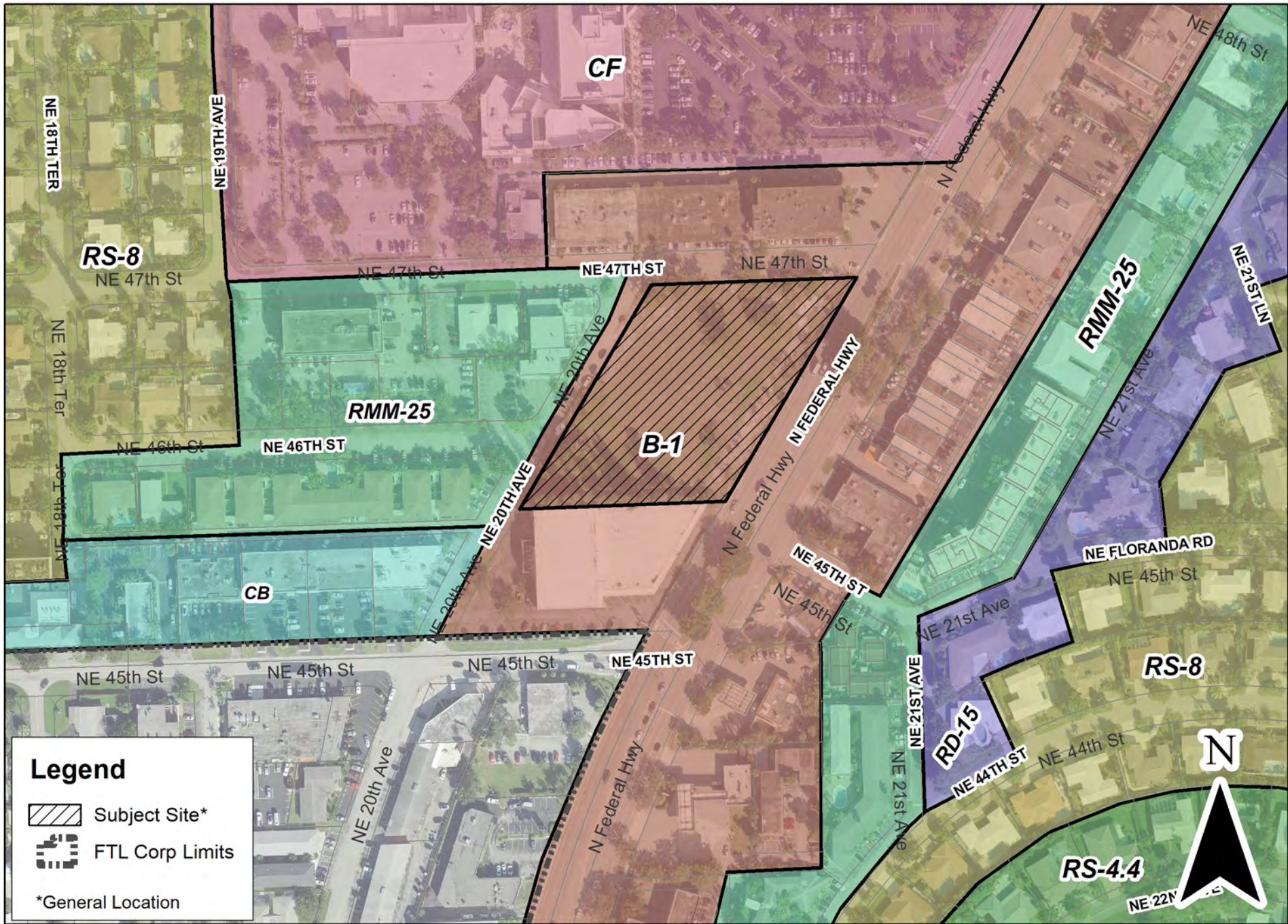


- 10) Staff reserves the right review the plat again based on any changes made to the plat during full agency review.

### **General Comments**

The following comments are for informational purposes.

- 11) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed.
- 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 case planner (Adam Schnell 954-828-4798) to review project revisions and/or to obtain a signature routing stamp.
- 13) Additional comments may be forthcoming at the DRC meeting.



# UDP-P22001

