



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** January 10, 2023

**PROPERTY OWNER /  
APPLICANT:** National 360, LLC.

**AGENT:** Kristen Nowicki, WGI, Inc.

**PROJECT NAME:** Fort Lauderdale More Space

**CASE NUMBER:** UDP-L22005

**REQUEST:** Comprehensive Land Use Plan Amendment -  
Amending the Future Land Use Map from Residential  
Medium (25 Units/Acre) to Commercial

**LOCATION:** 1879, 1881 and 1905 Davie Blvd

**ZONING:** Community Business District (CB)

**LAND USE:** Medium Residential

**CASE PLANNER:** Deandrea Moise



Case Number: UDP-L22005

**CASE COMMENTS:**

1. The Traffic Analysis trip generation must be according to the most intense use allowable under the new zoning request, and the trips should be properly distributed.
2. Use the latest ITE trig generation manual 11<sup>th</sup> edition.
3. Include a link level analysis for the AM Peak, PM Peak and Daily volumes must be conducted on the impacted roadways.
4. The proposed trip generation in exhibit 5 makes it appear you are proposing to make the service rd bidirectional, and creating a new southbound access point at SW 18<sup>th</sup> Ave. Please provide the traffic analysis and roadway geometry analysis that supports this proposal.



Case Number: UDP-L22005

**CASE COMMENTS:**

Please provide a response to the following:

1. The proposed project requires review and recommendation by the Planning & Zoning Board (PZB) acting as the Local Planning Agency (LPA) and approval by the City Commission. The applicant is responsible for all public notice requirements (Section 47-27, ULDR).
2. 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.
  - c. Provide documentation of any public outreach.
3. The proposed project requires review and approval by the City Commission. A separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements pursuant to Section 47-27.
4. Provide sketch and legal description of property including metes and bounds, map printable and legible in black and white, and statement regarding the request to amend the future land use from Medium Residential to Commercial to be reviewed by the City Surveyor and City Attorney's Office. Once the digital sketch and legal description has been approved by the City Surveyor, submit two hard copies for the City Surveyor's signature.
5. Provide the following changes to the land use plan amendment report:
  - a. On Table 1: Land Use and Zoning Table., correct discrepancies as it relates to the gross acreage.
  - b. Potable Water Analysis:
    - i. Provide adopted level of service and include the adoption date of the 10 Year Water Supply Facilities Plan (June 16, 2020). This information can be found within the [Sanitary Sewer, Water, & Stormwater Element](#) of the Comprehensive Plan.
    - ii. Revise Table 6: Proposed Development Potable Water Impact to include calculations.
  - c. Sanitary Sewer Analysis:
    - i. Provide adopted level of service.
    - ii. Table 4: Proposed Development Sanitary Sewer Impact table shall be revised to include calculations.




- d. Solid Waste Analysis:
  - i. Revise responses to include requested information, analysis, correspondence, and calculations.
  - ii. Coordinate response to solid waste level of service with existing Comprehensive Plan and current Public Works Department Sanitation Division standards. Contact Diane Wilson at [dwilson@fortlauderdale.gov](mailto:dwilson@fortlauderdale.gov) or the case planner for more information.
  - iii. Provide correspondence from solid waste provider.
- e. Drainage Analysis:
  - i. Revise response to include requested information, analysis, correspondence, and calculations.
  - ii. Provide correspondence coordinated with the Engineering Division from City Engineer (Daniel Rey, P.E., Land Development Manager) verifying responses.

### **General Comments**

- 6. Pursuant to Sec. 163.3187 of the Florida Statutes, the proposed project qualifies as a small-scale amendment and a public hearing is required for the second reading and adoption of the ordinance amendment the City's future land use map. City staff will transmit a copy of the amendment by the City Commission to the Florida Department of Economic Opportunity.
- 7. The proposed project requires review and local land use plan recertification by the Broward County Planning Council after the City Commission completes first reading of the ordinance to amend the City's future land use map. The Broward County Planning Council administers the certification and recertification process established within the Broward County Charter to ensure the land use plans of Broward County's local governments are in substantial conformity with the Broward County Land Use Plan and implement the procedures identified within the "Administrative Rules Document: Broward County Land Use Plan."
- 8. Several future development applications related to the proposed site have been identified. Consideration of the land use plan amendment shall not be interpreted as support for future requests that require separate review.
- 9. Provide a written response to all DRC comments within 180 days.
- 10. Additional comments may be forthcoming at the DRC meeting.



# LEGEND

 Subject Site

UDP-L22005 - Fort Lauderdale More Space - 1879, 1881, and 1905 Davie Blvd

