

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-P24002



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-P24002
MEETING DATE:	April 09, 2024
REQUEST:	Plat Review: 16,000 Square-Foot Fire Station
APPLICANT:	City of Fort Lauderdale
AGENT:	Danica Grujicic, City of Fort Lauderdale
PROJECT NAME:	Fire Station #13 Plat
PROPERTY ADDRESS:	2871 E. Sunrise Boulevard
ZONING DISTRICT:	Parks Recreation and Open Space District (P)
LAND USE:	Parks Recreation and Open Space
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	N/A
CASE PLANNER:	Karlanne Devonish

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

1. The 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. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Provide copy of recorded documents related to any encumbrances/ restrictions within the property as indicated on Standard Title Commitment or Opinion of Title.
2. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
3. 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.
4. Plat review and approval from City Surveyor is required prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting. Please coordinate City Surveyor review with engineering staff assigned to this case.
5. Additional comments may be forthcoming at the meeting.



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CASE COMMENTS:

Please provide a response to the following:

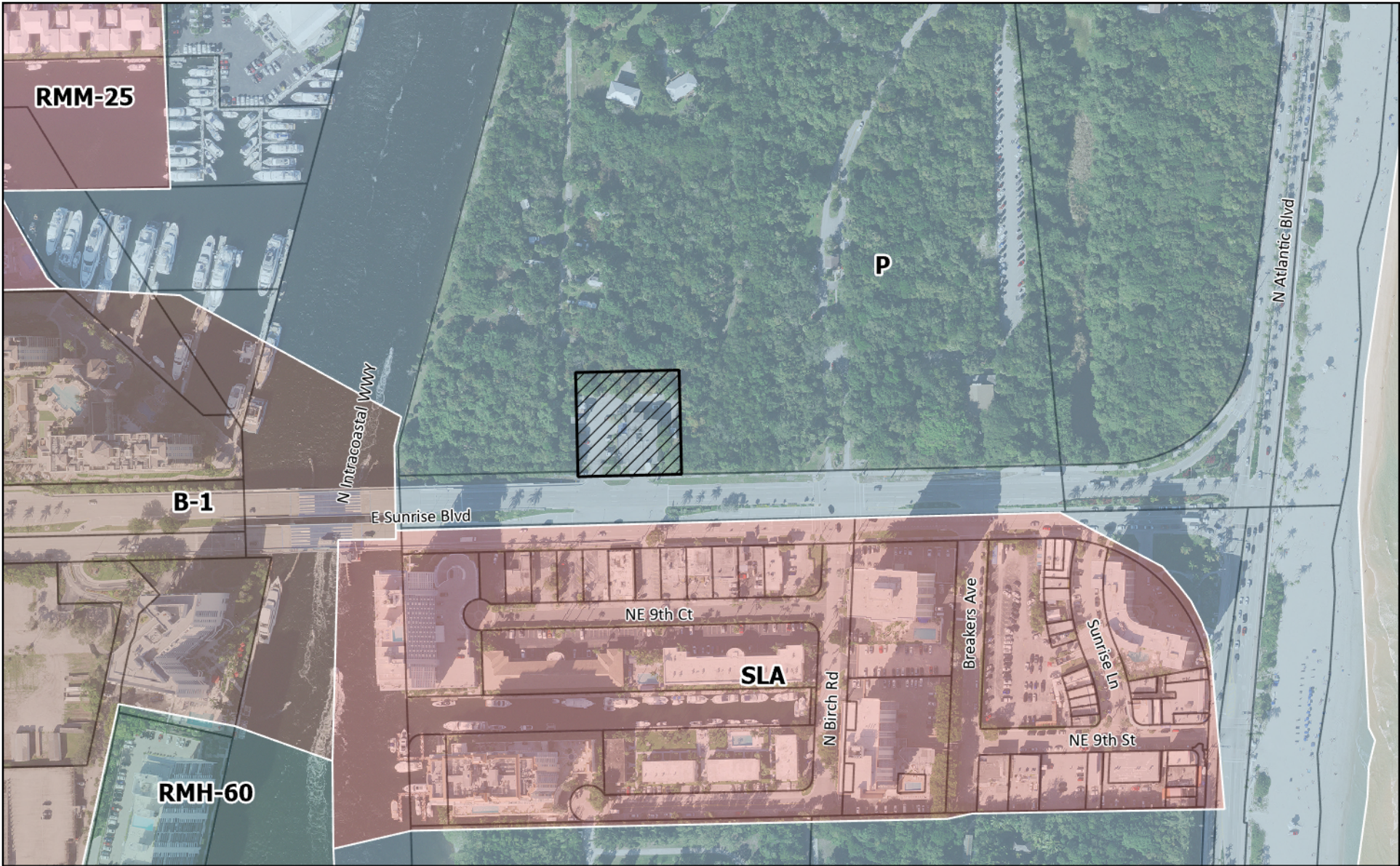
1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before July 17, 2024, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. The proposed development application is subject to review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for both PZB. The applicant will be responsible for public notice requirements per the Unified Land Development Regulations (ULDR), Section 47-27. Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e., Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-6162).
3. 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.
4. The portion of the site that is being platted for a fire station is designated Parks Recreation and Open Space on the City's Future Land Use Map. The proposed use is not permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
5. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
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. 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.

Please consider the following prior to submittal for Final Development Review Committee:

8. An additional follow-up coordination meeting may be required to review changes necessitated by the DRC comments. Follow-up coordination and can be scheduled with the project planner Karlanne Devonish (Email: kdevonish@fortlauderdale.gov, Phone: 954-828-6162) to review revisions and/or to obtain sign-off. 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.
9. Additional comments may be forthcoming at the DRC meeting.



UDP-P24002 - 2871 E SUNRISE BLVD.



0 150 300 US Feet