

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-P24004



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-P24004
MEETING DATE:	September 10, 2024
REQUEST:	Plat Review: 283 Multi-Family Units and 2,000 Square-Feet of Commercial Use
APPLICANT:	1000 Marina Mile Development, LLC.
AGENT:	Andrew Schein, Esq. Lochrie and Chakas, P.A.
PROJECT NAME:	1000 Marina Mile Plat
PROPERTY ADDRESS:	1000 W State Road 84
ZONING DISTRICT:	Boulevard Business (B-1)
LAND USE:	Commercial
COMMISSION DISTRICT:	4 - Warren Sturman
NEIGHBORHOOD ASSOCIATION:	Edgewood Civic Association
CASE PLANNER:	Michael Ferrera

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. Provide a copy of Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their roadway.
2. 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 with engineering staff assigned to this case for city surveyor review status.
3. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
4. 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.
5. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Daniel A. Rey, Florida P.E. Registration No. 81248.
6. Additional comments may be forthcoming at the meeting.



Case Number: UDP-P24004 – 1000 Marina Mile Plat

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 February 9, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. 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.
2. 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.
3. The site is designated Commercial on the City's Future Land Use Map. The proposed commercial use is permitted and the proposed residential use is permitted subject to compliance with ULDR, Section 47-23.16, Affordable Housing Regulations for unit in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives, and Policies.
4. The proposed project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate fee is required for Planning and Zoning Board and 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, Michael Ferrera for more information at 954-828-5265.
5. No final plat of any subdivision shall be approved unless the subdivider files 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 Engineer 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.
6. This plat is subject to a park impact fee, based on the number of units indicated in the plat note. Note, the impact fee must be paid prior to issuance of a building permit for the project.
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. There is an easement on the west portion of the property may need to be vacated, which would require a separate fee and application process.

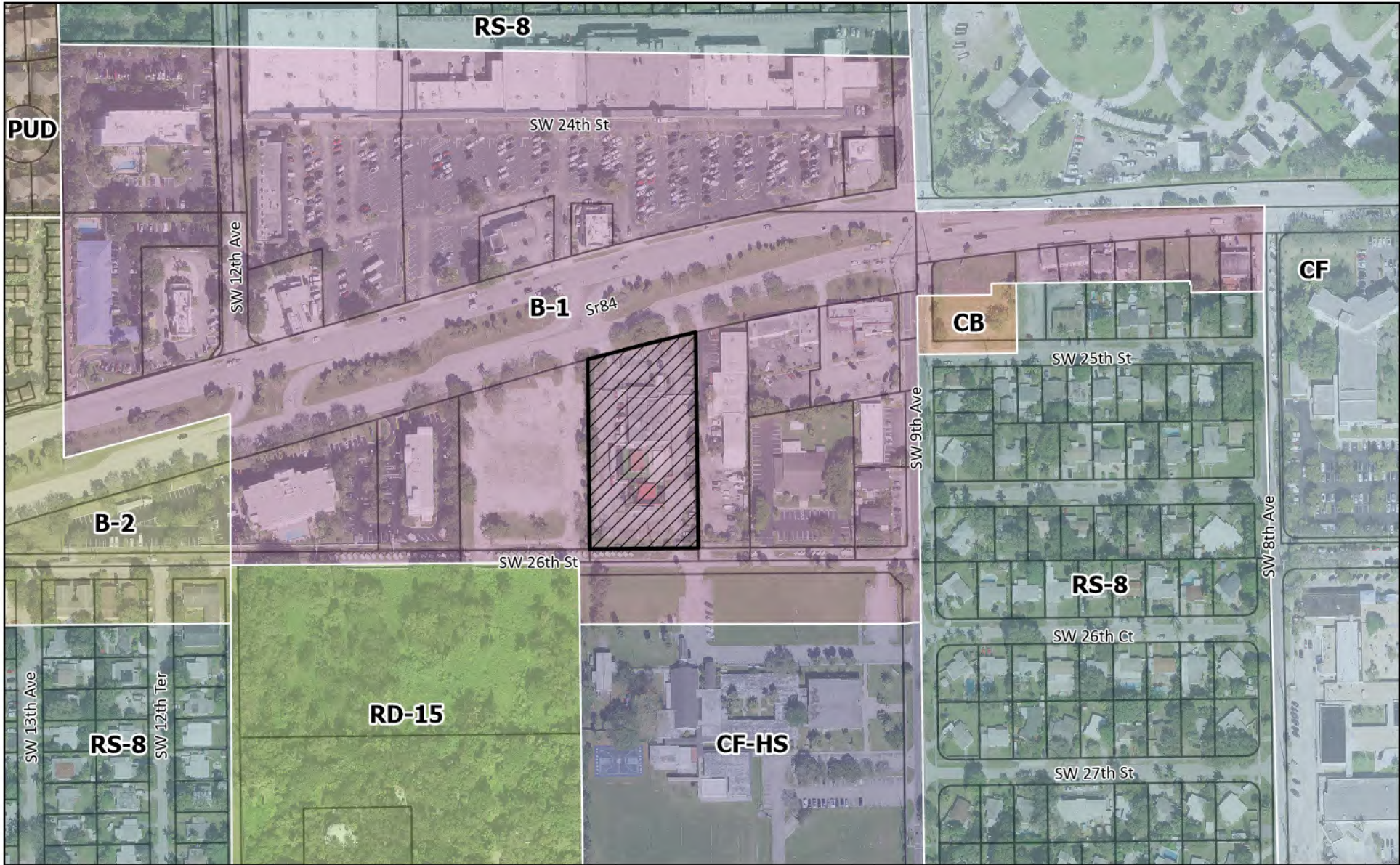


9. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Additional comments may be forthcoming at the DRC meeting.



UDP-P24004 - 1000 W STATE ROAD 84

