

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-P24006



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-P24006
MEETING DATE:	October 22, 2024
REQUEST:	Plat Review
APPLICANT:	Cypress Development, Inc. and Pan American Corp.
AGENT:	Pulice Land Surveyors, Inc.
PROJECT NAME:	Cypress Plat
PROPERTY ADDRESS:	150 NW 68th Street
ZONING DISTRICT:	Uptown Urban Village Northeast District (UUV-NE)
LAND USE:	Employment Center
COMMISSION DISTRICT:	1 – John Herbst
NEIGHBORHOOD ASSOCIATION:	N/A
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 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).
2. As per the adopted Uptown Master Plan, Section 4.6, Mobility Concept, tertiary streets are required: (1) east-west right-of-way from NW 2nd Street to North Andrews Avenue, and (2) north-south right-of-way from McNab Road to NW 66th street. The street cross section design includes the following on-street parking, pedestrian lighting, two 10-foot travel lanes and 7 feet to 10 feet sidewalks. Identify the location of these streets on the plat.
3. Provide a copy of recorded documents related to any encumbrances/ restrictions within the property as indicated on Standard Title Commitment or Opinion of Title.
4. 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.).
5. 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 plan.
6. Provide a signed and sealed conceptual engineering plan depicting proposed improvements in the city right of way per ULD section 47-24.5. The following items shall be provided:
 - a. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the 7'-10' wide sidewalk along the adjacent NW 66th Steet, NW 2nd Avenue and NW 67th Street per ULDR Section 47-24.5.E.3.e (Required subdivision improvements/Sidewalks).
 - b. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the required sanitary sewer mains/laterals along the adjacent NE 67th Street and NW 2nd Avenue per ULDR Section 47-24.5.E.3.g (Required subdivision improvements/Sanitary sewers).
 - c. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the required pavement restoration/ on street parking (milling and resurfacing) along the adjacent NE 67th Street and NW 2nd Avenue per ULDR Section 47-24.5. E.3.g (Required subdivision improvements/Sanitary sewers).
 - d. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the required water improvements along the adjacent NE 67th Street and NW 2nd Avenue per ULDR Section 47-24.5. E.3.g (Required subdivision improvements/water).
 - e. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the required stormwater improvements along the adjacent NE 67th Street and NW 2nd Avenue per ULDR Section 47-24.5. E.3.g (Required subdivision improvements/stormwater).



- f. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the required pedestrian lighting improvements along the adjacent NE 67th Street and NW 2nd Avenue per ULDR Section 47-24.5. E.3.g (Required subdivision improvements/water).
7. Discuss the status of existing FPL easements shown on proposed plat which conflict with proposed building and other structures per previously submitted site plan.
 - a. Provide a letter from FPL, demonstrating their interest in maintaining or no-objection to the vacation of this Easement; the letters should specifically state whether or FPL has existing facilities within the Easement vacation area that will need to be relocated or abandoned.
8. 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.
9. 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.
10. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
11. 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.
12. Additional comments may be forthcoming at the meeting.



Case Number: UDP-P24006 – Cypress Creek Mobile Home 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 March 24, 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 currently designated Employment Center on the City's Future Land Use Map; however, the City is processing a land use amendment for the Uptown Project Area to Transit Oriented Development designation, which would permit the proposed use in this designation. This is not a determination on consistency with the Comprehensive Plan, Goals and 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. 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
7. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
8. 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.

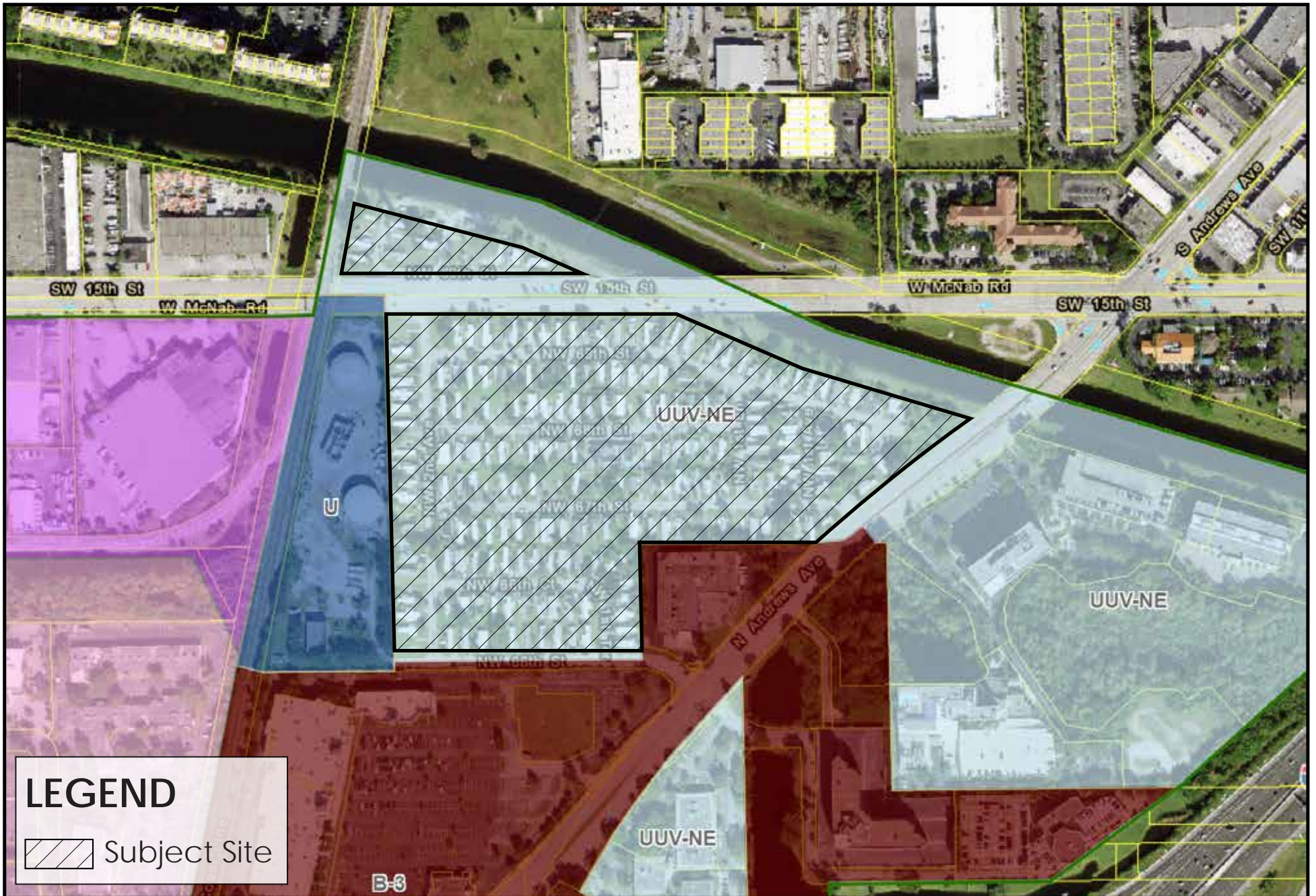


9. Please contact Jean-Paul Perez, Broward County Planning and Development Division at JPPerez@broward.org or 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
10. The overall intent of the Uptown Urban Village Northeast District (UUV-NE) is to contain a mixture of residential and non-residential uses with more intense development pattern that accommodates a variety of retail, restaurant and entertainment uses compatible with residential uses. As proposed, the plat note, with solely the residential use, does not meet the intent of the Uptown Master Plan.
11. There are several FPL easements at the center, south and west portions of the property that may need to be vacated, which would require a separate fee and application process. As per the City Surveyor, this cannot be completed via the plat and will have to be completed via a separate legal instrument.
12. As per the adopted Uptown Master Plan, Section 4.6, Mobility Concept, tertiary streets are required: (1) i east-west right-of-way from NW 2nd Street to North Andrews Avenue, and (2) north-south right-of-way from McNab Road to NW 66th street. The street cross section design includes the following on-street parking, pedestrian lighting, two 10-foot travel lanes and 7 feet to 10 feet sidewalks. Identify the location of these streets on the plat.
13. Plat application cannot proceed to Planning and Zoning Board without the City reviewing the County Plat Report.
14. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.

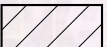
GENERAL COMMENTS

The following comments are for informational purposes.

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



LEGEND

 Subject Site

UDP-P24006 - 150 NW 68th Street

