



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 26, 2022

PROPERTY OWNER / APPLICANT: Drill Power, Inc.

AGENT: Damian Thomason, D.E.T. Strategic Consultants, LLC.

PROJECT NAME: Drill Power Building

CASE NUMBER: UDP-P22002

REQUEST: Plat Review

LOCATION: 2349 NW 21st Avenue

ZONING: Northwest Regional Activity Center-Mixed Use east (NWRAC-MUe)

LAND USE: Commercial

CASE PLANNER: Nick Kalargyros



Case Number: UDP-P22002

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting or City Commission Meeting sign-off, please provide updated plans and written responses 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).
2. 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 needed due to conflicts with proposed development (i.e., easements for utility service connections, etc.).
3. 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.
4. 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.
5. 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.
6. 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 status with engineering staff assigned to this case.
7. Please be advised plat must be recorded prior to submittal for building permit and this will be a condition of Site Plan approval.
8. Additional comments may be forthcoming at the meeting.

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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 (Unified Land Development Regulations 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, Nicholas Kalargyros for more information at 954-828-5193.
- 4) Pursuant to Section 47-24.5.D.I, dedication for right-of-way must conform to the Broward County Trafficways Plan, which for NW 21st Avenue there is a 12-foot dedication required.
- 5) Include non-vehicular access lines (NVAL) on proposed plat.
- 6) Coordinate need for easements with the franchise public utilities and provide said easements on the plat.
- 7) Revise and correct the legal description within the header of the proposed plat.
- 8) Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
- 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) 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 (1½) 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.



- 11) Indicate the project's compliance with the following Unified Land Development Regulations (ULDR) sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a) Section 47-25.2, Adequacy Requirements; and,
 - b) Section 47-24.5, Subdivision Regulations
- 12) Staff reserves the right to 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.

- 13) A Site Plan Level II was originally submitted for the subject parcel which has since been withdrawn due to inactivity. The applicant should be advised that a site plan application would be able to be processed once platted.
- 14) 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.
- 15) 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 (Nicholas Kalargyros 954-828-5193) to review project revisions and/or to obtain a signature routing stamp.
- 16) Additional comments may be forthcoming at the Development Review Committee meeting.



LEGEND

 Subject Site

UDP-P22002 - 2439 NW 21 Avenue

