



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** August 9, 2022

**PROPERTY OWNER /  
APPLICANT:** PFL VII, LLC.

**AGENT:** Nectaria Chakas, Esq., Lochrie & Chakas, P.A.

**PROJECT NAME:** Aura Cypress Creek LUPA

**CASE NUMBER:** UDP-L22003

**REQUEST:** Comprehensive Plan Future Land Use Map  
Amendment

**LOCATION:** 400 Corporate Drive

**ZONING:** R-6 - County

**LAND USE:** Medium- High (25) Residential

**CASE PLANNER:** Lorraine Tappen / Deandrea Moise (Assisting)



Case Number: UDP-L22003

**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:
    1. 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,
    2. 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.
2. 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 High Residential to Mixed Use 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
3. Provide water and wastewater capacity availability letter from the City's Public Works Department. The information from the letter can be used in the water and wastewater sewer analysis and can be added as correspondence from water and sewer provider for Exhibit I. The contact should be updated to the author of the letter. A request can be made through the City's website at the following link: <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
4. Provide the following changes in the Land Use Amendment application:

**Proposed Uses**

- a. Change the proposed future land use designation in the text from Mixed Use - Residential to Mixed Use (60) in conjunction with the proposed text amendments to the Future Land Use Element.
- b. Add vacant commercial to Table 2 regarding existing uses to the east of the site.
- c. Change references to Medium High 25 to Medium High 25 Residential.



- d. Demonstrate that future development will meet the proposed maximum FAR of 3. Add proposed development floor area for each use and total floor area ratio to Table 3 Proposed Uses.
- e. Show maximum number of dwelling units to be permitted per City’s Mixed Use land use designation and per County’s Irregular (50) land use designation to Table 3 on Page 7.
- f. Add to description of the location of the parking garage on page 8 as the southwest corner of the site.
- g. In regard to walling off neighborhoods on page 8, change response to not applicable.
- h. On page 9, provide density based upon net acreage in addition to gross acreage.

**Intergovernmental Coordination**

- a. Provide comment on communication with the City of Oakland Park.

**Water and Sewer Analysis**

- a. Use the most recent level of service table for potable water in the June 16, 2020 water supply plan as shown below on page 10:

Component	Level-of-Service Standard / Goal
Raw Water Supply	Maximum Day Demand with 20 percent of wells out of service for maintenance Source: City of Fort Lauderdale standard design criteria.
Treatment Capacity	Maximum day demand with all units in service Source: (Committee of the Great Lakes-Upper Mississippi River Board of State Sanitary Engineers, 2018); Article 2.1.
Minimum system pressure during peak hour demand with largest pump out of service during non-fire flow conditions	Maintain a minimum of 40 psi in the distribution system Source: (Reiss Engineering, 2017); Table W44-1.
Minimum system pressure during maximum day demand plus fire flow	Maintain a minimum of 30 psi in the distribution system Source: (Reiss Engineering, 2017); Table W44-1.
Finished Water Pumped Per Capita – City Goal	It is the City’s goal to reduce the finished water pumped level of service to 170 gallons per capita per day through conservation by the year 2028 according the City’s Comprehensive Plan Evaluation Measures SWS 3.1.2 and SWS 3.2.1. Source: (City of Fort Lauderdale, 2019a).
Finished Water Storage	Comply with FAC 62-555.320(19): minimum requirement of 25 percent of maximum day demand plus maximum fire flow volume with all tanks in service. Maximum fire flow storage based upon a 5,000 gallons per minute (gpm) fire over a four-hour period. Source: Florida Administrative Code, Rule 62-555.320(19).
Maximum Distribution System Water Loss	10 Percent of Finished Water Pumped Source: (South Florida Water Management District, 2015); Article 4.1.2.

- b. Add that the Biscayne Aquifer is accessed through two wellfields, the Dixie Wellfield and the Prospect Wellfield on page 11.
- a. For the Potable Water Impact and Sanitary Sewer Impact Tables on page 12 and 14:
  - 1. Change ERC unit use for current development to Hotel and use Hotel ERC per Unit measure.
  - 2. Use ERC Units for restaurant and office to calculate Commercial Potable Water Impact.
  - 3. Use ERC Unit for Hotel (with restaurant and/or meeting rooms)



#### **Solid Waste**

- a. Use hotel estimate for solid waste calculation for current development
- b. Provide correspondence from solid waste provider.

#### **Drainage**

- a. Request email from Daniel Rey (drey@fortlauderdale.gov), Land Development Manger, to confirm level of service analysis.

#### **Recreation and Open Space**

- a. Update park and open space level of service (City) to 4.5 acres per 1,000 residents.
- b. Change current use in Parks Impact Table to Hotel.

#### **Traffic Impact and Transit**

- a. Update current use on Traffic Impact Table on page 23.
- b. Provide correspondence from Broward County Transit.

#### **Public Education Analysis**

- a. Submit a School Capacity Availability Determination (SCAD) letter confirming whether the project is exempt or vested, or if student capacity is available, prior to Broward County approval.

#### **Affordable Housing**

- a. Provide report.

#### **Consistency with Goals, Objectives, and Policies of the City Land Use Plan**

- a. Remove Policy 2.3.8b since project is not related to Uptown mixed use zoning district.
- b. Provide responses to each of the City Land Use Plan Goals, Objectives and Policies stated and how the proposed amendment furthers all applicable Goals, Objectives and Policies.

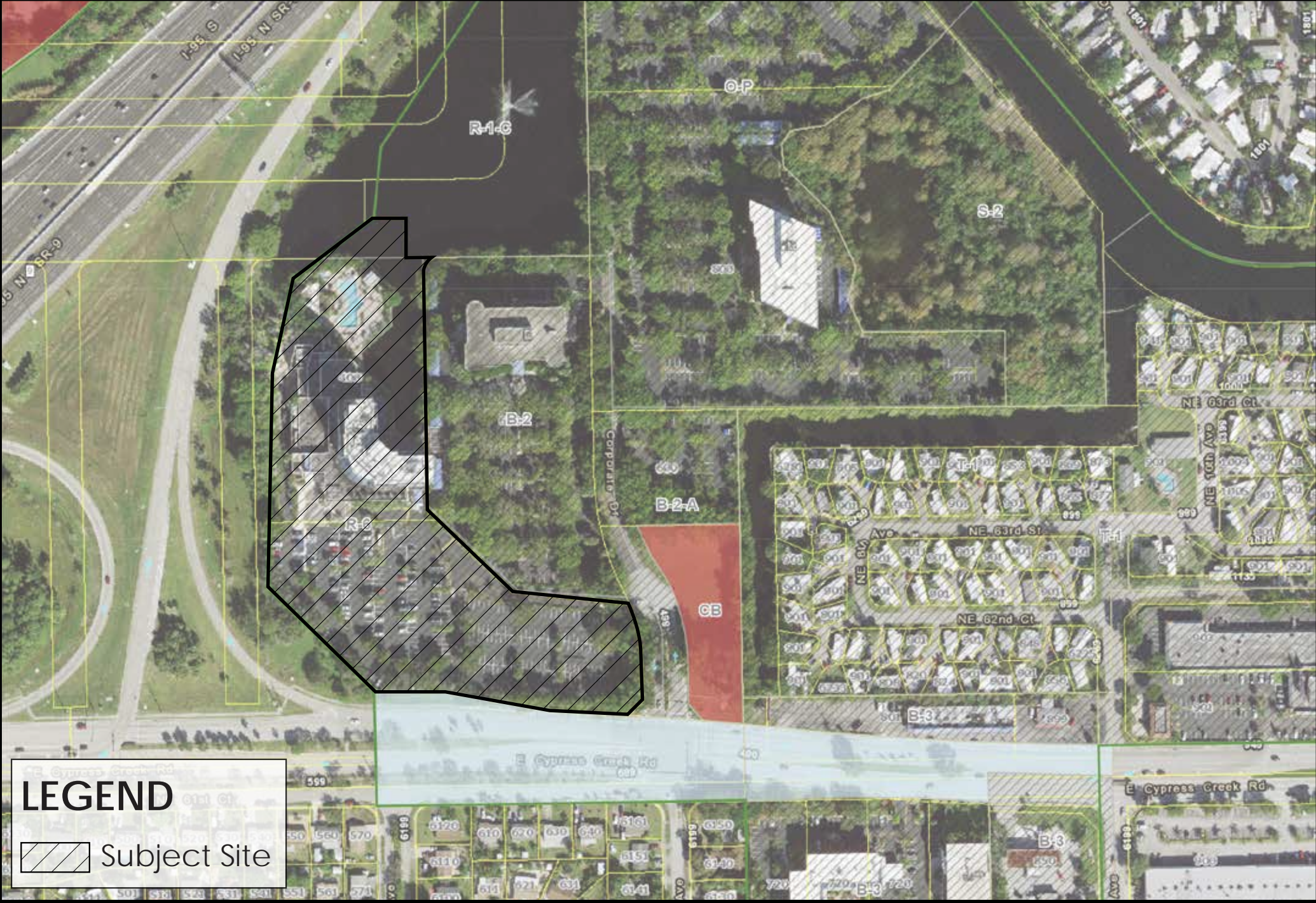
#### **Conceptual Plan**

- a. Show ground floor commercial uses.

### **GENERAL COMMENTS**

The following comments are for informational purposes.

5. While the application provides responses to adequacy requirements within the ULDR and design standards as required per Mixed Use Land Use, at time of site plan consideration, Staff shall review proposed site plan for compliance.
6. The proposed project requires review and local land use plan recertification by the Broward County Planning Council.
7. The proposed project requires review and approval by the Broward County Commission.
8. Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed project requires review by the Florida Department of Economic Opportunities (and other applicable state agencies) for the adoption of comprehensive plan amendments.
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-L22003 - Aura Cypress Creek LUPA

