



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** August 9, 2022

**PROPERTY OWNER /  
APPLICANT:** City of Fort Lauderdale

**AGENT:** Catherine Donn, Craven Thompson & Associates, Inc.

**PROJECT NAME:** Fort Lauderdale Studio Initiative

**CASE NUMBER:** UDP-P22004

**REQUEST:** Plat Review

**LOCATION:** 1300 NW 31 Avenue

**ZONING:** General Business (B-2)

**LAND USE:** Commercial

**CASE PLANNER:** Nicholas Kalargyros



Case Number: UDP-P22004

**CASE COMMENTS:**

1. 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.
2. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
3. Update plat document signature page to include Daniel A. Rey, Florida P.E. Registration No. **81248**. Also update City Clerk to David R. Soloman
4. Additional comments may be forthcoming at the meeting.



Case Number: UDP-P22004

**CASE COMMENTS:**

**Comment 1 (Sheet V-1)** Site Plan should provide flood zone delineation lines  
Please provide the 2014 FIRM flood zones X500, AE and AH 7' and AE 8' NAVD 88.

The preliminary flood maps show a (AE 7' and AH, AE 8' NAVD 88 and X500 flood zones)  
[https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/.](https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/)



Case Number: UDP-P22004

**CASE COMMENTS:**

Please provide a response to the following:

- 1) The proposed plat requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee are required for PZ Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Section 47-27).
- 2) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 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.
- 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 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.
- 5) 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.
- 6) Staff reserves the right to review the plat again based on any changes made to the plat during full agency review.
- 7) No final plat of any subdivision shall be approved unless the subdivider 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.
- 8) Pursuant to Section 47-24.5.D.I, dedication for right-of-way must conform to the Broward County Trafficways Plan for NW 31<sup>st</sup> Avenue.
- 9) Include non-vehicular access lines (NVAL) on proposed plat.
- 10) Coordinate need for easements with the franchise public utilities and provide said easements on the plat.



- 11) Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

- 12) A Site Plan application has not been submitted for the subject parcel. Upon completion of the plating process the applicant will be able to submit a site plan application.
- 13) 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.
- 14) Additional comments may be forthcoming at the Development Review Committee meeting.

