



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 26, 2023

**PROPERTY OWNER /
APPLICANT:** Broward Automotive, Inc.

AGENT: Jim McLaughlin, McLaughlin Engineering Company

PROJECT NAME: "1001" Plat

CASE NUMBER: UDP-P23005

REQUEST: Plat Review

LOCATION: 1400 Progresso Drive

ZONING: Heavy Commercial/Light Industrial Business District (B-3)

LAND USE: Commercial

CASE PLANNER: Michael Ferrera



Case Number: UDP-P23005

CASE COMMENTS:

Prior to placement on Planning & Zoning Board Meeting Agenda, please provide updated plans and written response 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. Provide copies of recorded documents related to existing easements and easement releases depicted on the latest ALTA/NSPS Land Title Survey for this property, especially the 50' Right-of-way Easement connecting to Progresso Drive R/W and the 50' Access Easement.
3. 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.).
 - a. It appears that the recently vacated 8' Drainage Easement, and relocated Drainage Easement, within the adjacent 1375 Progresso Drive (Burlington Self-Storage) property is not properly depicted; please update as appropriate.
4. 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.
5. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated as part of the proposed development.
6. Check for 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.
 - a. Discuss status of 8' Drainage Easement per O.R. 3035, PG. 586 B.C.R., since the existing easement conflicts with the proposed 5-story building.
7. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Daniel A. Rey, *Florida P.E. Registration No. 81248*.
8. Please be advised that plat review and approval from City Surveyor is required prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting.
9. 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.
10. Additional comments may be forthcoming at the meeting.



Case Number: UDP-P23005 – 4 Rivers Self-Storage Plat

CASE COMMENTS:

Please provide a response to the following:

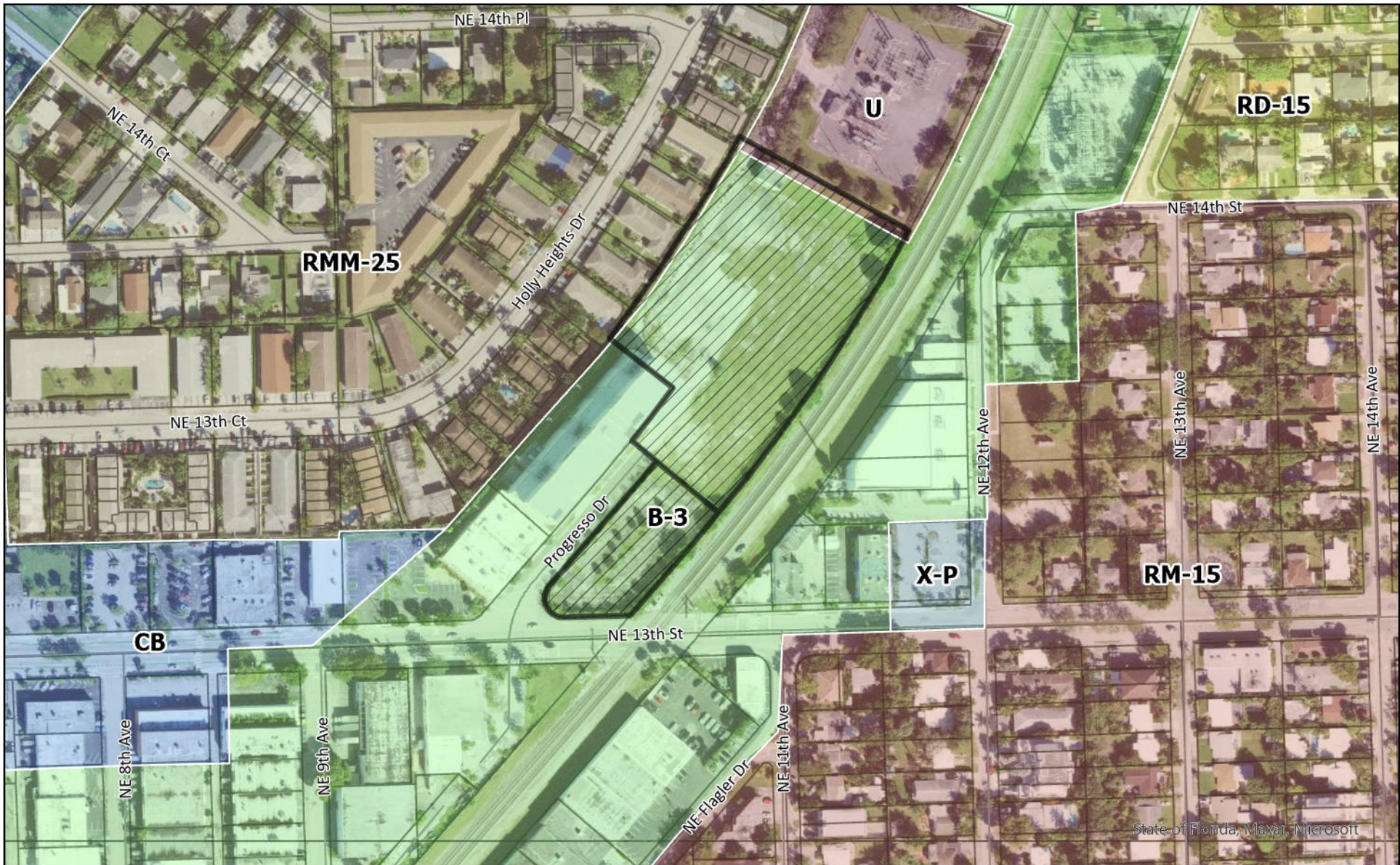
1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided 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 (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.
4. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
5. This plat is not subject to park impact fees, based on the proposed non-residential development.
6. 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.
7. There are several drainage and ingress/egress easements on the property. Some of the access easements state that they have been released and others depict varying Ordinance Book and Page Numbers. Provide a response to this comment clarifying, as well as documentation showing that they have been released. Be advised that vacating easements require separate applications.
8. There is an eight-foot drainage easement running perpendicular to the property on the south portion of the property that will need to be vacated, which would require a separate fee and application process.
9. This project is located in the Central City Community Redevelopment Agency (CRA) boundaries and the CRA staff has been generating planning efforts for the CRA. Provide documentation that the applicant has met or has corresponded with the CRA and that the proposed plans address their concerns or comments. Note: If the retail component is to be added, then the plat note must be updated to reflect such.
10. 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. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-5265) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.
2. Additional comments may be forthcoming at the DRC meeting.



UDP-S23005 - 1400 PROGRESSO DR.

