

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-P24001



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-P24001
MEETING DATE:	March 26, 2024
REQUEST:	Plat Review
APPLICANT:	Harvest Square Partners, L.P.
AGENT:	Elizabeth Tsouroukdissian, Pulice Land Surveyors
PROJECT NAME:	Taco Bell – Fort Lauderdale
PROPERTY ADDRESS:	945 W. Sunrise Blvd.
ZONING DISTRICT:	Boulevard Business (B-1)
LAND USE:	Commercial
COMMISSION DISTRICT:	3 - Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION:	Lauderdale Manors Homeowners Association
CASE PLANNER:	Tyler Laforme

RESUBMITTAL INFORMATION

- Applicants 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.



Case Number: UDP-P24001

CASE COMMENTS:

1. Provide a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Provide copy of recorded documents related to any encumbrances/ restrictions within the property as indicated on Standard Title Commitment or Opinion of Title.
 - a. All existing Right-of-Way Easements, Ingress/Egress Easements, City & Private Utility Easements, etc. within property shall be accurately shown/labeled on Plat.
2. Provide a copy of Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their roadway.
3. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.

ADVISORY: Corresponding Site Plan shall be consistent with the Plat. Confirm that proposed NVAL driveway access openings shown on Plat are consistent with driveway access locations shown on Site Plan (if applicable); confirm that scope of Site Plan improvements is consistent with any land use restrictions shown on the Plat.

ADVISORY: Plat review and approval from City Surveyor is required prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting. Coordination with City Surveyor will be conducted by City staff.

ADVISORY: 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.

Additional comments may be forthcoming at the meeting.



Case Number: UDP-P24001

CASE COMMENTS:

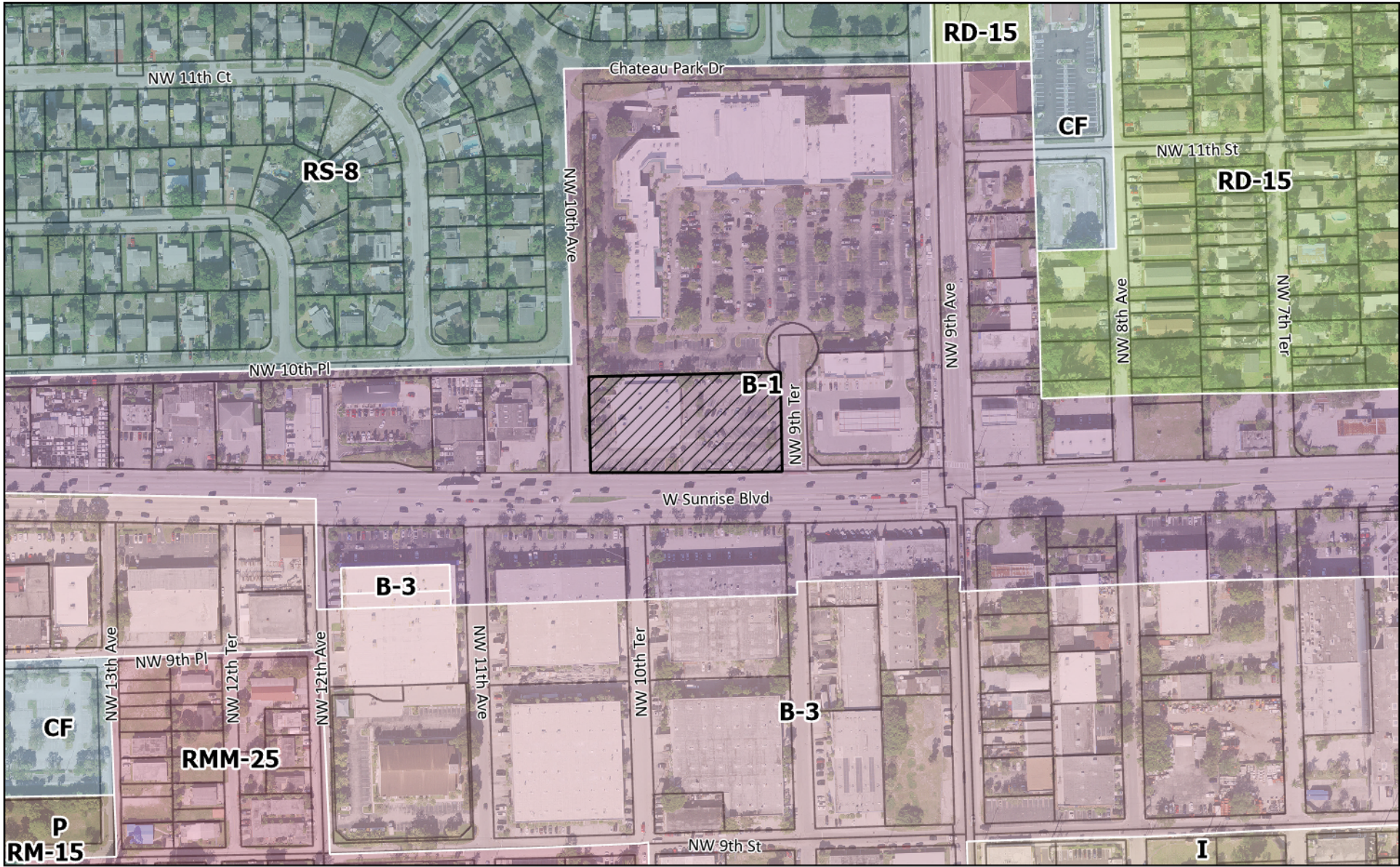
Please provide a response to the following:

1. Pursuant to Unified Land Development Regulation (ULDR), Section 47-24, the proposed plat requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application fee is required for PZ Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours notice prior to a City Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at tlaforme@fortlauderdale.gov or 954-828-5633.
2. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days for applications (August 26, 2024) 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. The applicant has provided a waiver to the timeline requirements.
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 listing of officially recognized associations are provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). 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 Karina Da Luz, Broward County Urban Planning Division at Kdaluz@broward.org or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County. Confirm the square footage needed to be included in the note language.
6. 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.

1. A Site Plan application has been submitted for the subject parcel. Upon completion of the platting process the applicant will be able to finalize the site plan application.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
3. Additional comments may be forthcoming at the DRC meeting.



UDP-P24001 - 945 W SUNRISE BLVD.

