

**Case Number: UDP-P23005**

**CASE COMMENT RESPONSES (9-3-24):**

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). **See attached ULDR Sections attached.**
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. **Attached are all of the documents related to the property for your use. All of the remaining easements are private, with the exception of the 8' Drainage Easement that is currently in the Vacation process (UDP-EV24001).**
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. **The plat drawing only shows the remaining Easements.**
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. **The plat will indicate any easements required by the City and/or the county as they are requested.**
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. **The attached Site Plan shows or addresses utilities.**
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. **The attached Site Plan shows or addresses utilities.**
  - 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. **The 8' Drainage Easement is currently in the Vacation process (UDP-EV24001).**
7. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Daniel A. Rey, *Florida* P.E. **The plat has been updated.**
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. **Understood.**
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. **Understood.**
10. Additional comments may be forthcoming at the meeting. **All future comments will be addressed.**

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of McLaughlin Engineering Company.**



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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. **The outreach will/has been addressed as part of the Site Plan. The plat does not include the proposed layout.**
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. **Agreed.**
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. **Signs will be posted as required by City staff.**
4. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal. **Understood.**
5. This plat is not subject to park impact fees, based on the proposed non-residential development. **Agreed.**
6. Please contact Jean-Paul Perez, Broward County Planning and Development Division at [JPPerez@broward.org](mailto: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. **See attached email from Christian Dumay from the County Planning Department.**
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. **All of the remaining easements are private, the 8' Drainage Easement is currently in the Vacation process (UDP-EV24001).**
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. **The 8' Drainage Easement is currently in the Vacation process (UDP-EV24001).**

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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. **See attached email from the CRA.**
10. Staff reserves the right review the plat again based on any changes made to the plat during full agency review. **Understood.**

**Respectfully Submitted,**

**Control Point Associates, FL, LLC**

James

McLaughlin

Jr.

**James McLaughlin, Jr.**

**Project Surveyor**

Digitally signed by James  
McLaughlin Jr.  
DN: cn=US, ou=CONTROL POINT  
ASSOCIATES FL,  
c=US, email=James  
McLaughlin Jr.,  
Date: 2024.09.05 08:53:17 -0400

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