



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
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July 12, 2024

Mr. Tyler Laforme, Case Planner  
Urban Design and Planning Division  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33301

**RE: "TACO BELL – FORT LAUDERDALE" PLAT – Case No. UDP-P24001**

Dear Mr. Laforme,

Please accept this response to Staff comments pertaining the above-referenced Plat, which were discussed at the DRC meeting held on March 26<sup>th</sup>, 2024. All comments are copied below with our responses **in bold** for your convenience. We had a pre-application meeting with Broward County and a modification was made to the non-vehicular access line, which delayed our resubmittal. We are now awaiting the Development Review Report (DRR) for this application; it will be forwarded to you as customary after it is made available.

**ENGINEERING:**

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.

**RESPONSE: An Opinion of Title certified to the City (included in this resubmittal for your records) has been reviewed for Plat and Survey to show all encumbrances as required.**

2. Provide a copy of Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their roadway.

**RESPONSE: A valid FDOT pre-application letter is included in today's response package.**

3. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.

**RESPONSE: Broward County's DRR will be forwarded to Staff as soon as it is transmitted to us. IF a modification to the Plat drawing results from the DRR, it will be promptly notified.**

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.

**RESPONSE: All access openings on Site Plan and Plat are consistent; both teams attended the County's pre-application meeting for the Plat, as disclosed in the opening paragraph.**

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.

**RESPONSE: We understand that the proposed Plat must be approved by Mr. Donaldson before we are allowed to be scheduled for a P&Z meeting.**

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.

**RESPONSE: Acknowledged.**

Additional comments may be forthcoming at the meeting.

**RESPONSE: No further comments were discussed at the DRC meeting.**

URBAN DESIGN AND PLANNING:

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](mailto:tlaforme@fortlauderdale.gov) or 954-828-5633.

**RESPONSE: Additional submittal requirements for the Planning & Zoning Board and for City Commission consideration are acknowledged, as well as the placement of signs. We are not aware if the developer desires to have a presentation for the Plat, but if that is the case, it will be submitted to the City Clerk's office.**

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.

**RESPONSE: We provided a waiver for State Statute 166.033(1) via e-mail on 2/28/24.**

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-neighborsupport/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.

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Informational.**

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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.

**RESPONSE: The restrictive Plat Note was discussed at the FDOT pre-application meeting to match both Plat and FDOT letter as required by Broward County Engineering. Proposed language was approved at the County's pre-application meeting and will be confirmed with the Development Review Report.**

6. Staff reserves the right to review the plat again based on any changes made to the plat during full agency review.

**RESPONSE: Understood.**

#### 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.

**RESPONSE: Acknowledged.**

Please do not hesitate to contact us if you have any questions or need additional information.

Thank you,  
**PULICE LAND SURVEYORS, INC.**



Elizabeth Tsouroukdissian  
Platting Assistant



**PULICE LAND SURVEYORS, INC.**

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October 9, 2024

Mr. Tyler Laforme, Case Planner  
Urban Design and Planning Division  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33301

**RE: "TACO BELL – FORT LAUDERDALE" PLAT – Case No. UDP-P24001**

Dear Mr. Laforme,

Please accept this response to the latest comments pertaining the above-referenced Plat, provided to us after our July 12<sup>th</sup>, 2024 response to the DRC comments. You had kindly confirmed that Planning had no more requests and below we reproduce Engineering's final observations *in italic*, and our responses **in bold**.

Please note that even though there were no comments for the Plat itself, we are resubmitting an updated version, which will replace the original submittal. The difference relates to Broward County's request to relocate the existing side driveway away from Sunrise Boulevard, which is a County Trafficway. For this reason, we have extended the non-vehicular access line (NVAL) by 75 feet from the corner chord to the north, along NW 10<sup>th</sup> Avenue. We have also included information found on the Adjacent R/W Report to the Plat Map, resulting in a more complete drawing.

PLANNING:

No additional comments; please refer to your e-mail dated 8/16/24. Thank you!

ENGINEERING:

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.

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PREVIOUS RESPONSE: An Opinion of Title certified to the City (included in this resubmittal for your records) has been reviewed for Plat and Survey to show all encumbrances as required.

- *ENG Response (7/16/2024): The provided ALTA/NSPS survey indicates under notes item number 9, that the survey was prepared without a commitment for title insurance, therefore this would be a topographic survey. Please update the provided survey to reflect the provided title of commitment.*

**2<sup>nd</sup> RESPONSE: Survey was changed to Boundary/Topographic, as the Opinion of Title didn't show recorded easements of any type.**

3. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.

PREVIOUS RESPONSE: Broward County's DRR will be forwarded to Staff as soon as it is transmitted to us. IF a modification to the Plat drawing results from the DRR, it will be promptly notified.

- *ENG Response (7/16/2024): Pending receipt.*

**2<sup>nd</sup> RESPONSE: We are providing the County's Development Review Report (DRR) with this resubmittal.**

Please do not hesitate to contact us if you have any questions or need additional information.

Thank you,  
**PULICE LAND SURVEYORS, INC.**



Elizabeth Tsouroukdissian  
Platting Assistant