



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 14, 2021

PROPERTY OWNER: Public Storage Properties IV, LTD.

APPLICANT/AGENT: Damian Thomason

PROJECT NAME: Public Storage at 23rd Avenue

CASE NUMBER: UDP-P21010

REQUEST: Plat Review

LOCATION: 1020 NW 23rd Avenue

ZONING: General Business District (B-2) and Industrial (I)

LAND USE: Commercial and Industrial

CASE PLANNER: Michael Ferrera



Case Number: UDP-P21010 - 1020 NW 23 AVE, FORT LAUDERDALE, 33311

CASE COMMENTS:

Prior to Planning and Zoning Board Meeting or City Commission Meeting sign-off, please provide updated plans and written response to the following review comments:

1. Provide 5' Right-of-Way dedication or permanent Right-of-Way Easement along west side of NW 23rd Ave (coordinate with Broward County), to complete half of 80' Right-of-Way section per the most current Broward County Trafficways Plan; show / label delineation in the plans. Clarify with Broward County if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required.
2. Provide PDF copy of corresponding proposed Site Plan layout for this property, so that it can be reviewed for consistency with the proposed Plat.
 - a. Confirm that scope of Site Plan improvements is consistent with any land use restrictions shown on the Plat.
 - b. Discuss if any existing utility easements shown/labeled within the property conflict with Site Plan layout.
3. Confirm if there are any 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.
4. Discuss if any easements may be required by the Zoning District for utility, public access, or amenities, as determined by reviewing the appropriate Zoning District requirements. These easements shall be dedicated by plat rather than separate instruments later.
5. Please be advised that prior to this plat being scheduled for City Commission review/approval, the developer may need to provide a bond to the City for 100% of the construction cost for a 7' wide sidewalk along NW 23rd Avenue per ULDR Section 47-24.5.E.3.e (Required subdivision improvements/Sidewalks).
6. Please be advised that the Plat must be recorded at Broward County prior to submittal for building permit, and that this will be a condition of Final Development Review Committee (DRC) Site Plan approval.
7. Additional comments may be forthcoming at the meeting.



Case Number: UDP-P21010

CASE COMMENTS:

1. No Comments.



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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, Nicholas Kalargyros for more information at 954-828-5193.
4. Plat depicts a non-vehicular access line at the northwest portion of the property, however, the submitted site plan depicts a driveway. Ensure the plat matches the site plan.
5. Plat note was not provided in the plat. Indicate the proposed use(s) and intensity on the plat.
6. Legal description for the survey and plat state that there are 2 parcels: "A" and "B" but is not delineated on either the survey or plat. Properly delineate parcels on survey and plat and on any other corresponding document.
7. On the ATLA/NSPS Land Title Survey, title note number 4 states: "parcel "a" is subject to the seaboard coastline railroad claim of approximately 2/3 of said parcel." Provide documentation clearly describing this title note. This may affect overall site plan.
8. Clearly call-out dashed 5-foot line running north and south on the east side of the property.
9. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
10. This plat is not subject to park impact fees, based on the proposed non-residential development.
11. 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.
12. No final plat of any subdivision shall be approved unless the sub-divider 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.

13. 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.

14. Please be advised that pursuant to State Statute, Section 166.033, that within 120 days of an application being deemed complete, or 180 days for applications requiring a quasi-judicial hearing or public hearing, a municipality is required to render a decision on the application unless an extension of time is mutually agreed upon between the City and the applicant.
15. 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 954-828-5193) 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.
16. Additional comments may be forthcoming at the DRC meeting.

