



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 27, 2021

PROPERTY OWNER: AMU Corporation

APPLICANT/AGENT: Jim McLaughlin, McLaughlin Engineering Company

PROJECT NAME: Gitta-Ganpat Plat

CASE NUMBER: UDP-P21002

REQUEST: Plat Review

LOCATION: 2731 N. Federal Highway

ZONING: Boulevard Business District (B-1)

LAND USE: Commercial

CASE PLANNER: Yvonne Redding



UDP-P21002 CASE 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. 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.).
3. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. 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.
4. Provide a copy of Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their roadway.
5. Discuss existing FPL easement and whether or not the FPL easement has any restrictions.
6. 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.
7. Route the plat to the City Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting.
8. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
9. Verify 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.
10. 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.
11. Additional comments may be forthcoming at the meeting.



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1. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required by type, and the number of parking spaces proposed by type (standard, compact, handicapped, bicycle, loading, etc.). ULDR Sec. 47-20.2. - Parking and loading zone requirements.
 - a. Guest off street parking requirement is not being met.
2. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls.
 - a. Parking stall width must be a minimum 8 feet 8 inches wide.
 - b. Parking Stall depth must be a minimum 18 feet long.
 - c. 90 degree back out parking must back into a minimum 24 feet wide drive aisle.
 - d. On street parallel parking stalls must be 8 feet 8 inches wide and 24 feet long.
3. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for the driveway.
4. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances and slopes of the walkways.
5. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.

GENERAL COMMENTS:

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

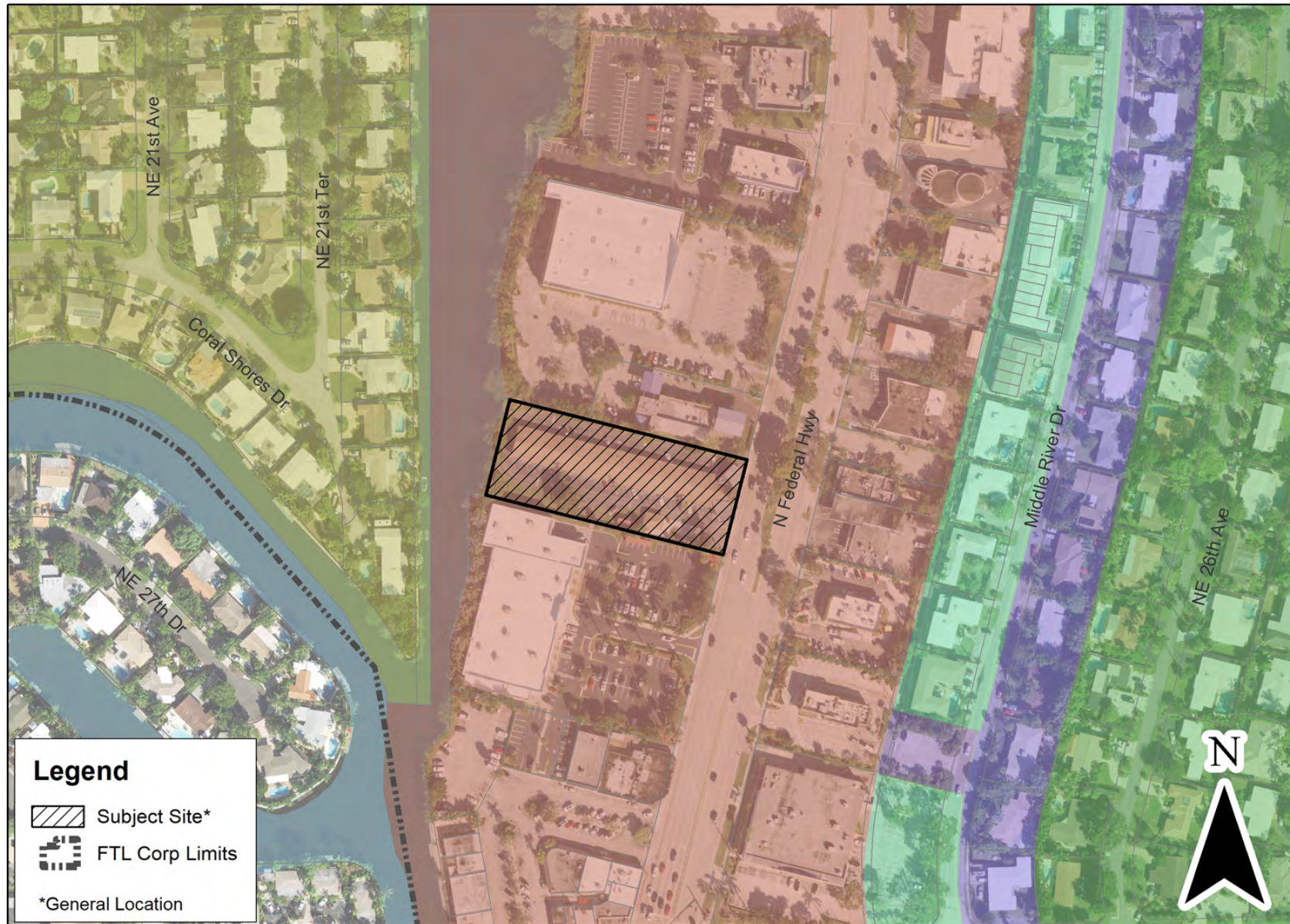


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CASE COMMENTS:

Please provide a response to the following:

- 1) 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.
- 2) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
- 3) The proposed project requires review and recommendation by the Planning and Zoning (PZ) Board and approval by the City Commission. A separate application and fee are required for both PZ Board review and City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27).
- 4) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 1. Sec. 47-25.2, Adequacy Requirements
 2. Sec. 47-24.5, Subdivision Regulations
- 5) Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
- 6) Coordinate need for easements with the franchise public utilities.
- 7) 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.
- 8) Staff reserves the right review the plat again based on any changes made to the plat during full agency review.
- 9) No final plat of any subdivision shall be approved unless the subdivider 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 (1 1/2) 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.



UDP-P21002

Path: J:\Development\Review\Committee\Map\DRC_2010427\UDP-P21002.mxd

April 27, 2021