



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 14, 2021

PROPERTY OWNER: El Car Wash FL Federal, LLC.

APPLICANT/AGENT: Elizabeth Tsouroukdissian, Pulice Land Surveyors

PROJECT NAME: Landaukaras Plat

CASE NUMBER: UDP-P21005

REQUEST: Plat Review

LOCATION: 1555 N. Federal Highway

ZONING: Boulevard Business (B-1)

LAND USE: Commercial

CASE PLANNER: Nick Kalargyros



Case Number: UDP-P21005

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 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). Please be advised that the existing monitoring well depicted on the ALTA/NSPS Land Title Survey suggests that future coordination may be required by the developer to satisfy the ULDR Section 47-25.2.D criteria for environmentally sensitive lands.
2. Provide a PDF copy of the Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their roadway.
 - a. Please confirm if the Broward County Highway Construction & Engineering Division (BCHCED) typically reviews proposed Plats adjacent to FDOT roadways (which are part of the Broward County Trafficways Plan).
3. 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. Show/label limits of proposed Non-Vehicular Access Line (NVAL) along the adjacent N Federal Hwy on the Site Plan, as well as location and width of proposed driveway access.
 - b. Confirm that scope of Site Plan improvements is consistent with any land use restrictions shown on the Plat.
 - c. Discuss if any existing utility easements shown/labeled within the property conflict with Site Plan layout, including the 6' FPL Easement that runs diagonally southwest to northeast (from southwest corner of property) towards middle of the property.
 - d. Verify the existing utilities shown on the survey and discuss whether they will need to be removed or relocated per the Site Plan layout.
 - e. Discuss if any of the existing FPL easements have restrictions that may conflict with the Site Plan layout.
4. 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.
5. 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.
6. 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 the adjacent N Federal Highway per ULDR Section 47-24.5.E.3.e (Required subdivision improvements/Sidewalks).
7. 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.
8. Additional comments may be forthcoming at the meeting.



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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.html>).
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 plat requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for PZB 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 48- hour notice prior to a City Commission 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.
4. Discuss if any additional right-of-way requirements are needed for this plat with the City's Land Development Manager or Designee.
5. Revise the plat by indicating the dimensions for each parcel boundary.
6. Coordinate with the franchise public utilities if any additional easements are need beyond those existing and provide said easements on the plat. In addition, provide information related to the existing easements and the future intent of such based on future development.
7. In the Surveyors Notes please change the plat note restriction to "This plat is restricted to 3,000 square feet of Automatic Car Wash Use." 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. Please note that a site plan has not been submitted to the City at this time and future development applications will need to meet requirements for automatic car wash use.

General Comments

The following comments are for informational purposes.

8. 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 (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.
9. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.
10. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.



11. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Planning and Zoning Board submittal, please schedule an appointment with the case planner (Nicholas Kalargyros, NicholasK@fortlauderdale.gov) to review revisions and/or to obtain a signature routing stamp.