



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** May 8, 2018

**APPLICANT:** Town Development Company

**PROJECT NAME:** Cumberland Farms

**CASE NUMBER:** PL18004

**REQUEST:** Plat Review

**LOCATION:** 333 E Sunrise Boulevard

**ZONING:** General Business (B-2)

**LAND USE:** Commercial

**CASE PLANNER:** Nicholas Kalargyros



Case Number: PL18004

**CASE COMMENTS:**

Please provide a written response to each of the following comments:

1. 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 are consistent with any land use restrictions shown on the Plat. Driveway locations don't match proposed openings along NE 4<sup>th</sup> Ave and NE 3<sup>rd</sup> Ave depicted on previously submitted DRC application R17066. Also, the plat suggests a new opening is being proposed along Sunrise Blvd, please coordinate with case planner.
2. Discuss status of existing 15 feet utility easement (including whether public or private) shown on proposed plat to remain and in conflict with proposed building and other structures per previously submitted site plan. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development. Please be advised that vacation of any platted Utility Easement requires a separate DRC submittal, DRC staff support, and City Commission approval.
3. Route the plat to the City's Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting.
4. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Dennis R. Girisgen, Florida P.E. Registration No. 50207.
5. Additional comments may be forthcoming at the meeting.



Case Number: PL18004

**CASE COMMENTS:**

1. Remove the right-in driveway from Sunrise Blvd into the site.
2. Shrink the proposed driveway access openings on NE 4<sup>th</sup> Ave and NE 3<sup>rd</sup> Ave, any driveway access opening larger than 30 feet is excessive and there is no need for anything larger.
3. Additional comments may be provided upon further review.
4. Signature required.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. 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.
3. 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.



Case Number: PL18004

**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 and Medium Density Residential on the City's Future Land Use Map. The proposed use is permitted in the Commercial designation and is subject the allocation of commercial flex acreage on the portion designated Medium Residential. 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 is 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 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. Contact the Case Planner, Nicholas Kalargyros for more information at 954-828-5193.
4. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
5. Discuss any right-of-way requirements with the City's Engineering Design Manager.
6. Remove the 40 foot right in only access opening along Sunrise Boulevard to reduce vehicle and pedestrian conflict point. This opening was not presented in previous meetings nor seems conducive to previous discussions with staff about the pedestrian oriented area and the overall goals of the Central City Community Redevelopment Area.
7. Reduce 50 foot access opening on NE 3<sup>rd</sup> Avenue from 50 feet to 40 feet.
8. A 15 foot utility easement bisects the property. A separate easement vacation application is required to remove the utility easement on the property.
9. Coordinate need for easements with the franchise public utilities and provide said easements on the plat.
10. Please contact Thuy (twee) Turner, AICP, Broward County Planning and Development Division [tturner@broward.org](mailto:tturner@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.
11. 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



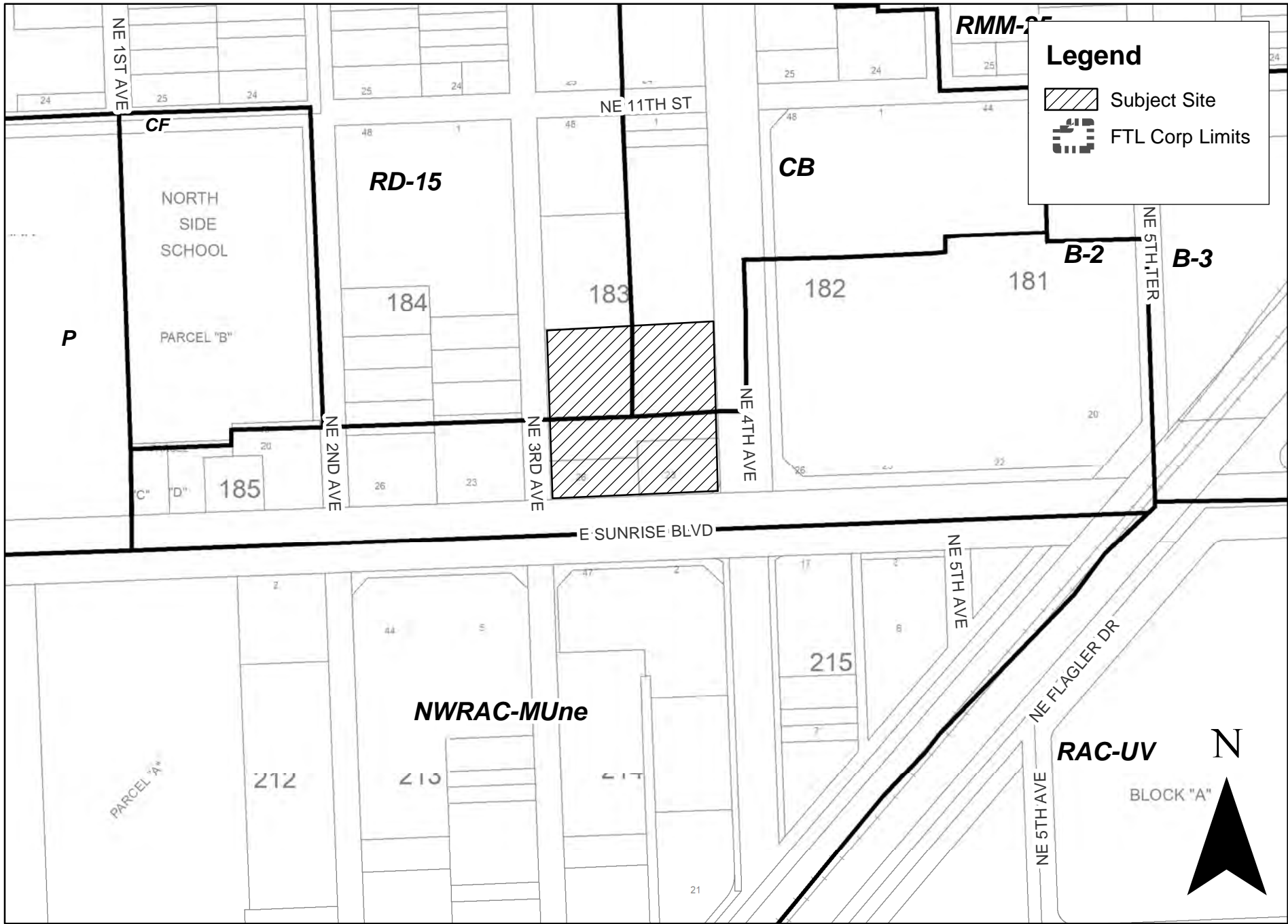
the City in a sum at least equal to one and one-half (1½) times the cost of constructing the improvements as estimated by the City Engineering Design Manager and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture.

12. 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.

13. Provide a written response to all Development Review Committee comments within 180 days.
14. 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 Final Development Review Committee sign-off, please schedule an appointment with the case planner Nicholas Kalargyros via email at [NicholasK@fortlauderdale.gov](mailto:NicholasK@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
15. Additional comments may be forthcoming at the Development Review Committee meeting.



# PL18004

