

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-P25002



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-P25002
PROJECT NAME	Cove at Fort Lauderdale
APPLICATION TYPE	Plat
APPROVAL LEVEL	City Commission
REQUEST	Plat for the Construction of 376 Residential Units and 2,500 Square Feet of Commercial Use
APPLICANT	1055 N. Federal, LLC.
AGENT	Elizabeth Tsouroukdissian
PROPERTY ADDRESS	1055 N. Federal Highway
ABBREVIATED LEGAL DESCRIPTION	LAKE PARK UNIT 1 23-36 B POR TR 1 AND POR TR 2 DESC AS: COMM INTERSECT OF W/L OF SAID TR 1 AND WLY R/W/L OF STATE RD NO. 5 AS SHOWN ON FDOT R/W MAP SEC 86020-2107,NELY 74.63 TO POB NW 190.55,NW 41.20,SW 61.90,SW 32.45,NW 284.14,NE 75,NW 35,NE 288.63 TO PI ON CUR,SWLY 560.88 TO POB AKA:PARCEL 1A
ZONING DISTRICT	Boulevard Business (B-1) District
LAND USE	Commercial
COMMISSION DISTRICT	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION	Lake Ridge Civic Association, Inc.
SUBMITTED	February 20, 2025
COMPLETENESS ISSUED	February 27, 2025
EXPIRATION	August 26, 2025 (180 Days)
CASE PLANNER	Michael P. Ferrera, Urban Planner II

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

1. Confirm that proposed driveway access openings shown in the proposed Plat are consistent with the driveway access locations shown in the Site Plan (case UDP-A24049).
2. Survey property lines are inconsistent with the Plat property lines surrounding the lake. Ensure survey lines and plat lines match. If not, please provide reasoning why.
3. A 10' Right-of-Way dedication is needed along west side of N Federal Highway to complete half of 60' Right-of-Way section. The 60 ft are measured from the centerline of the road to the property line. Please confirm with FDOT that the pie shaped dedication shown in the plans is acceptable.
4. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Benjamin Restrepo, Florida P.E. Registration No. 83898.
5. Plat review and approval from City Surveyor is required prior to requesting a sign-off from the engineering staff for Planning & Zoning Board meeting. Please coordinate City Surveyor review with engineering staff assigned to this case.

Additional comments may be forthcoming at the meeting.



Case Number: UDP-P25002

CASE COMMENTS:

1. No response required at this time.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Flood Zone in effect at time of original submittal (UDP-P25002), AE, 7', 388 J
2. Minimum elevation requirement of 8.4 ft NAVD is required.
3. Floodproofing Requirement
 - a. Floodproofing design must meet all requirements of FBC 1612, ASCE 24, and FEMA Technical Bulletin 3
 - b. Floodproofing certificate (section I and II completed)
 - c. Emergency operations plan (draft)
 - d. Panel Maintenance Plan (draft)
 - e. Owner's letter
 - f. Shop drawings for panels (if applicable)Refer to FEMA Technical Bulletin 2: Flood Damage Resistant Materials
4. Additional comments may follow pending submission of the complete plan set.

Flood Ordinance Ch 14:

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

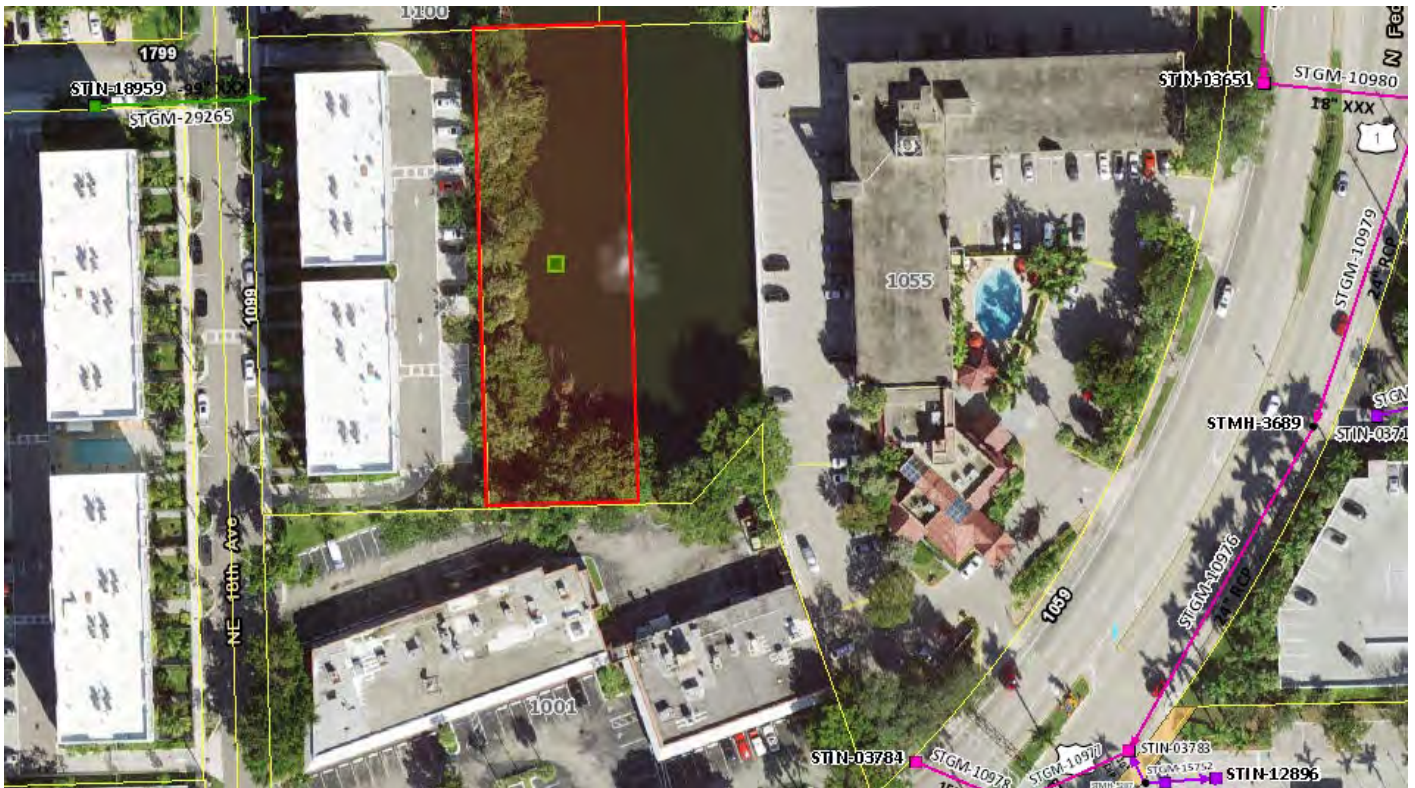
8th Edition FBC: <https://codes.iccsafe.org/codes/florida>



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CASE COMMENTS:

- a. Stormwater Operations does not object to the specified parcel being part of a construction plat with the following exception.
 - i. The City of Fort Lauderdale has a small stormwater drainage basin consisting of 1 known inlet and 1 known gravity main of undetermined size conveying stormwater from the roadway on NE 11th St for approximately 255 linear feet at this location.
 - ii. As a result, it should be noted that any scheduled construction work can not impede the City's ability to inspect, maintain or repair the stormwater assets at this location
 - iii. Additionally, the construction work, site design and final construction should support the gravity main's ability at this location to discharge stormwater from the surrounding neighborhood into the existing waterbody.
 - iv. The final comment for this location includes the retainage or issuance of any easements that would support the drainage needs at this location today and into the future



Case Number: UDP-P25002 – The Cove Plat

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before August 26, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
2. 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.
3. The site is currently 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.
4. The proposed project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate fee is required for Planning and Zoning Board and 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, Michael Ferrera for more information at 954-828-5265.
5. No final plat of any subdivision shall be approved unless the subdivider files 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 Engineer 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.
6. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
7. This plat is subject to a park impact fee, based on the number of units indicated in the plat note. Note, the impact fee must be paid prior to issuance of a building permit for the project.
8. Please contact Jennifer Luchong, Broward County Urban Planning Division at JLuchong@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.



9. Staff reserves the right to review the plat again based on any changes made to the plat during full agency review.
10. Be advised there is a current Site Plan Level I application for this property under review which the plat may impact the design. Staff will condition the site plan based on any potential changes derived from the plat review.

GENERAL COMMENTS

The following comments are for informational purposes.

1. Additional comments may be forthcoming at the DRC meeting.



UDP-P25002

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

