

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-P24003



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-P24003
PROJECT NAME	Central Broward Logistics Center
APPLICATION TYPE	Plat Review
APPROVAL LEVEL	PZB recommendation, City Commission Approval
REQUEST	570,000 Square Feet of Industrial Use
APPLICANT	RPL Land, LLC.
AGENT	Nectaria Chakas, Esq., Lochrie and Chakas, P.A.
PROPERTY ADDRESS	1680-1690 NW 31 st Avenue
EXISTING ZONING DISTRICT	Residential Single Family/Low Medium Density District (RS-8) and Residential Single Family /Medium Density (RC-15)
PROPOSED ZONING DISTRICT	Heavy Commercial/Light Industrial (B-3)
EXISTING LAND USE	Low-Medium (8) Residential and Medium (15) Residential
PROPOSED FUTURE LAND USE	Commercial
COMMISSION DISTRICT	3 – Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION	Lake Aire Palm View Homeowners Association
SUBMITTED	August 9, 2024
COMPLETENESS ISSUED	August 13, 2024
EXPIRATION	April 21, 2025
WAIVER	Yes
CASE PLANNER	Lorraine Tappen, AICP Principal Urban Planner

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. Location sketch shall include location of section lines.
2. Show corporate limits when in or adjacent to subdivision.
3. Dedication of right-of-way is required at the intersection of NW 17th CT and NW 30 Ave to complete the required 50' half right-of-way.
4. The arrangement of streets in new subdivisions shall make provision for the proper extension of existing dedicated streets in existing subdivisions, where such an extension is appropriate. As such consider NW 17th ST and NW 18th ST extensions, alternatively adequate right-of-way shall be convey to complete a cul-de-sac per Sec..
5. Check for 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.
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. 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.
8. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
9. 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.
10. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Benjamin Restrepo, Florida P.E. Registration No. 83898.
11. Additional comments may be forthcoming at the meeting.

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CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to Unified Land Development Regulation (ULDR), Section 47-24, the proposed plat requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application fee is required for PZ Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours' notice prior to a City Commission meeting if a computer presentation is planned i.e. Power Point, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at tlaforme@fortlauderdale.gov or 954-828-5633.
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 listing of officially recognized associations are provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Low-Medium Residential and Medium Residential on the City's Future Land Use Map. The proposed industrial use is not permitted in this designation.
4. The proposed Commercial future land use designation does not specify industrial uses as noted on the proposed plat. Change the proposed use to reflect the permitted uses listed under the Commercial future land use designation in the Future Land Use Element.

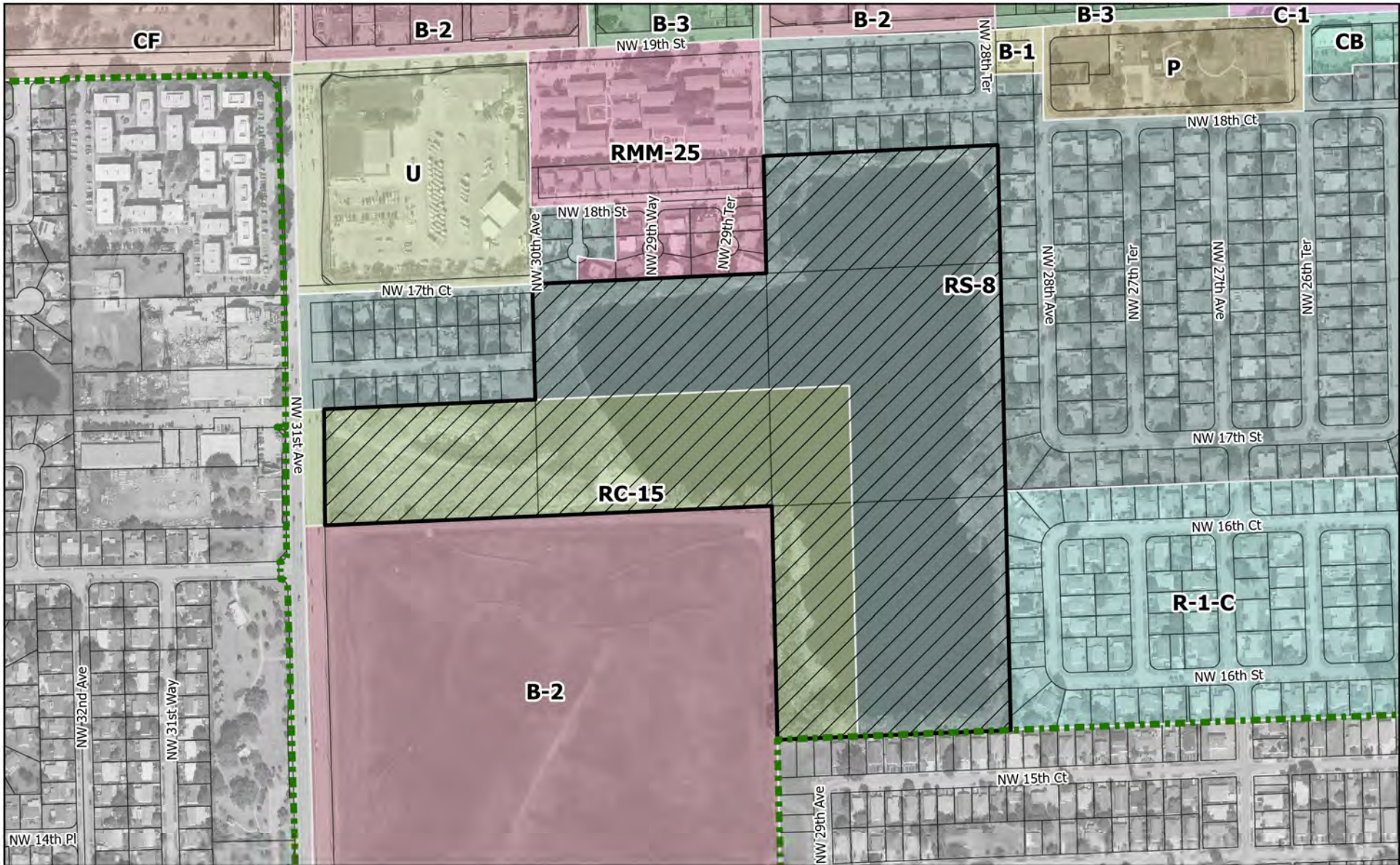
Please contact Jennifer Luchong Broward County Urban Planning Division at JLuchong@broward.org or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.

5. Staff reserves the right to 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.

6. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
7. Additional comments may be forthcoming at the DRC meeting.



UDP-P24003

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

400 Feet

GRAPHIC SCALE

