

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-P25003



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-P25003
PROJECT NAME	SND Properties Plat
APPLICATION TYPE	Plat Review
APPROVAL LEVEL	City Commission Approval
REQUEST	Plat Restricted to 50,000 Square Feet of Commercial Use
APPLICANT	SND Properties, LLC
AGENT	Pulice Land Surveyors, Inc.
PROPERTY ADDRESS	404 SW 27 th Avenue and Sunset MHP
ABBREVIATED LEGAL DESCRIPTION	Woodland Park Add Pb 37/1 & Less Pt In Or 2852/914
ZONING DISTRICT	General Business District (B-2)
LAND USE	Commercial
COMMISSION DISTRICT	3 – Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION	Riverland Civic Association
SUBMITTED	August 8, 2025
COMPLETENESS ISSUED	August 14, 2025
STATE STATUTE 166.033 EXPIRATION	February 10, 2026 (180 Days)
CASE PLANNER	Nancy Garcia, 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.



Case Number: UDP-P25003

CASE COMMENTS:

1. Proposed plat is not in conformance with ULDR Section 47-24.5.D.3. Lots. The arrangement of the Lot does not conform to code.
2. Proposed plat is not in conformance with ULDR Sec. 47-24.5.D.h. Private streets. There shall be no private streets platted in any subdivision. Access relies on an existing 9 ft access easement from neighbor property.
3. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
4. Survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Provide copy of recorded documents related to any encumbrances/ restrictions within the property as indicated on Standard Title Commitment or Opinion of Title. Additional comments might apply based on information provided in next submittal.
 - a. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
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. City Surveyor review will be coordinated by engineering staff assigned to this case.

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.



Case Number: UDP-P25003

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 February 10, 2026, 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. 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 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. 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 ngarcia@fortlauderdale.gov or 954-828-8958.
3. 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.
4. The site is designated Commercial on the City's Future Land Use Map. The proposed commercial use shall be consistent with the permitted uses within this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
5. 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. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.
6. Signature lines intended for staff to sign on the proposed plat should indicate titles only. Do not include names of individuals, in order to avoid errors or staff changes.
7. 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 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

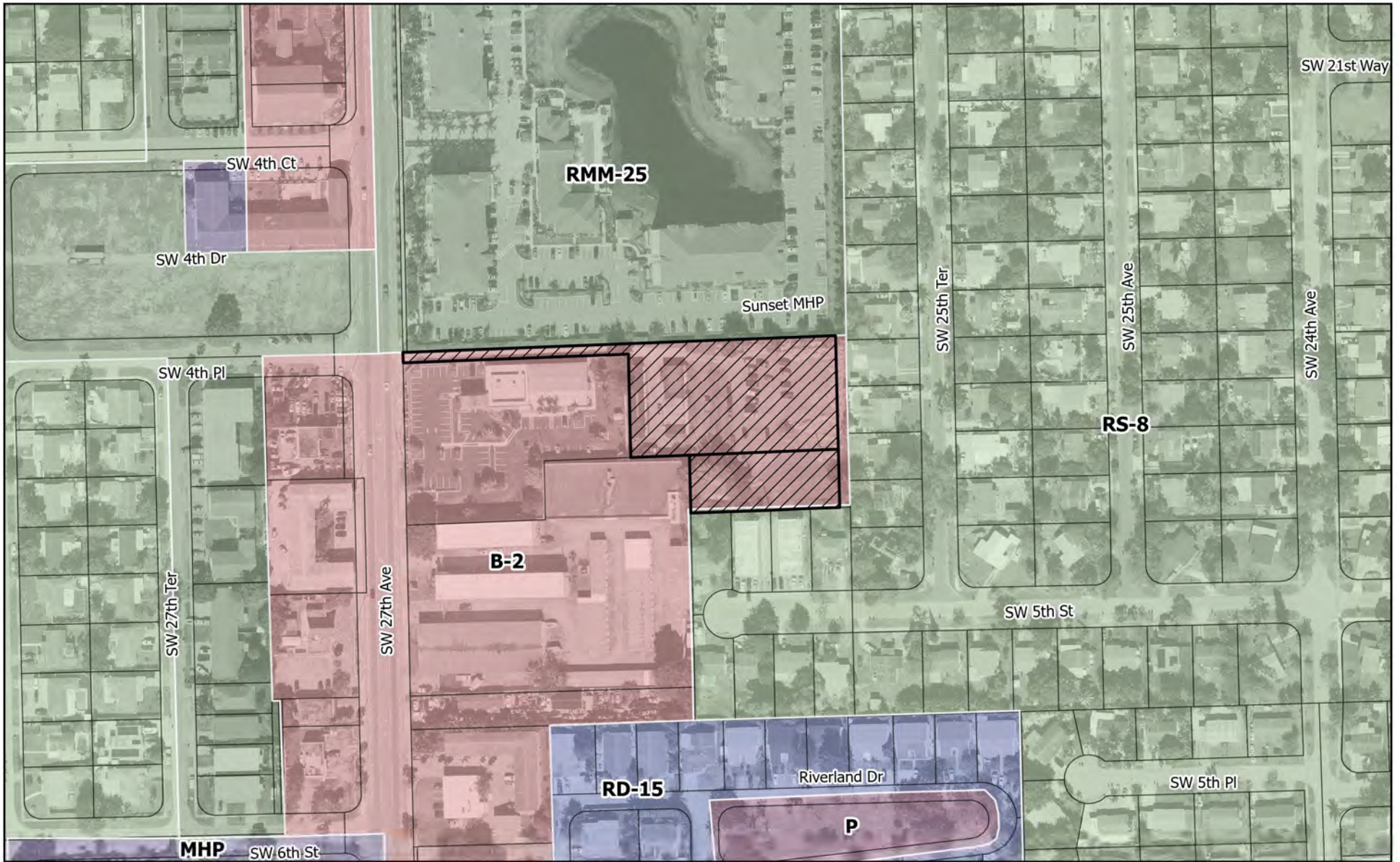


City shall proceed with the improvements to the extent of the available money realized from such forfeiture.

GENERAL COMMENTS

The following comments are for informational purposes:

1. A Site Plan application has not been submitted for the subject parcel. Upon completion of the plating process the applicant will be able to submit a site plan application.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
3. Additional comments may be forthcoming at the DRC meeting.



UDP-P25003

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

