



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: August 27, 2019

APPLICANT: 401 Fourth, LLC.

PROJECT NAME: Pete's Plat 401

CASE NUMBER: PL19003

REQUEST: Plat Review

LOCATION: 401 NE 4th Street

ZONING: Regional Activity Center Center - City Center
(RAC-CC)

LAND USE: Downtown Regional Activity Center (D-RAC)

CASE PLANNER: Yvonne Redding



Case Number: PL19003

CASE 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).
2. Provide a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This 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.
3. All existing Right-of-Way Easements, Ingress/Egress Easements, City & Private Utility Easements, etc. within property accurately shown/labeled on Plat, except for what's clearly not be needed due to conflicts with proposed development (i.e. easements for utility service connections, etc.).
4. 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.
5. Discuss status of existing FPL easement which currently exist on the southeast corner of the property. Please be advised that vacation of any platted Utility Easement requires a separate DRC submittal, DRC staff support, and City Commission approval.
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. 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.
8. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
9. Check for required Right-of-Way and/or Right-of-Way Easement dedications, to complete half of Right-of-Way section per the current Broward County Trafficways Plan; check for corner chord dedications that may be required per the City of Fort Lauderdale ULDR criteria.
10. 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.
11. 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.



12. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Dennis R. Girisgen, Florida P.E. Registration No. 50207.
13. Additional comments may be forthcoming at the meeting.



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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 listing of officially-recognized associations is provided on the City's website: www.fortlauderdale.gov/neighbors/civic-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.
- 1) The site is designated Downtown Regional Activity Center 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.
- 2) The proposed project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee are required for PZ Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Sec. 47-27).
- 3) Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
- 4) Discuss any right-of-way requirements with the City's Engineering Design Manager.
- 5) Coordinate need for easements with the franchise public utilities.
- 6) Please contact Jean-Paul Perez at the Broward County Planning and Development Division at 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.
- 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 (1 1/2) 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.
- 8) 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.

- 9) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-6495) to review project revisions and/or to obtain a signature routing stamp. Please note applicant is responsible for obtaining signatures from all discipline members that had comments and may need to resolve comments through individual appointments if necessary.



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