



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 26, 2020

PROPERTY OWNER: BSREP III Fort Lauderdale

APPLICANT/AGENT: McLaughlin Engineering Company

PROJECT NAME: Hilton Marina Hotel

CASE NUMBER: PLN-PLAT-20030001

REQUEST: Plat Review

LOCATION: 1881 SE 17th Street

ZONING: Boulevard Business (B-1) and Residential Multifamily
High Rise/ High Density (RMH-60)

LAND USE: High Density Residential

CASE PLANNER: Christian Cervantes



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1. Plat must comply with ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.5 (Plat/Subdivision Criteria).
2. Provide a signed and sealed survey 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 shall be 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. 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). Access easement by property owners to the west will be required. These easements shall be dedicated by plat rather than separate instruments later.
5. Route the plat to the City Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting.
6. 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.
7. 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.
8. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Dennis R. Girisgen, Florida P.E. Registration No. 50207.
9. 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.
- 2) The site is designated High Density Residential 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.
- 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 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). 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.
- 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 if any additional right-of-way requirements are needed for this plat with the City's Engineering Design Manager or Designee.
- 6) Coordinate with the franchise public utilities if any additional easements are needed beyond those existing and provide said easements on the plat.
- 7) Please contact Jean-Paul Perez at the Broward County Planning and Development Division at JPPerez@broward.org or 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.
- 8) Broward County states the acreage of the proposed plat is 9.84 acres. However, the project narrative states proposed plat property area of 429,292 square feet at 9.855 acres. Additionally, cover sheet states property is 428,387 square feet at 9.834 acres. Provide correct square footage and acreage for proposed plat.
- 9) Provide documentation regarding access agreements from the subject plat property to the adjacent properties: Port Condominiums located at 1819 SE 17th Street, Harbor Pilots Building located at 1833 SE 17th Street, and The Portside Yacht Club Property.

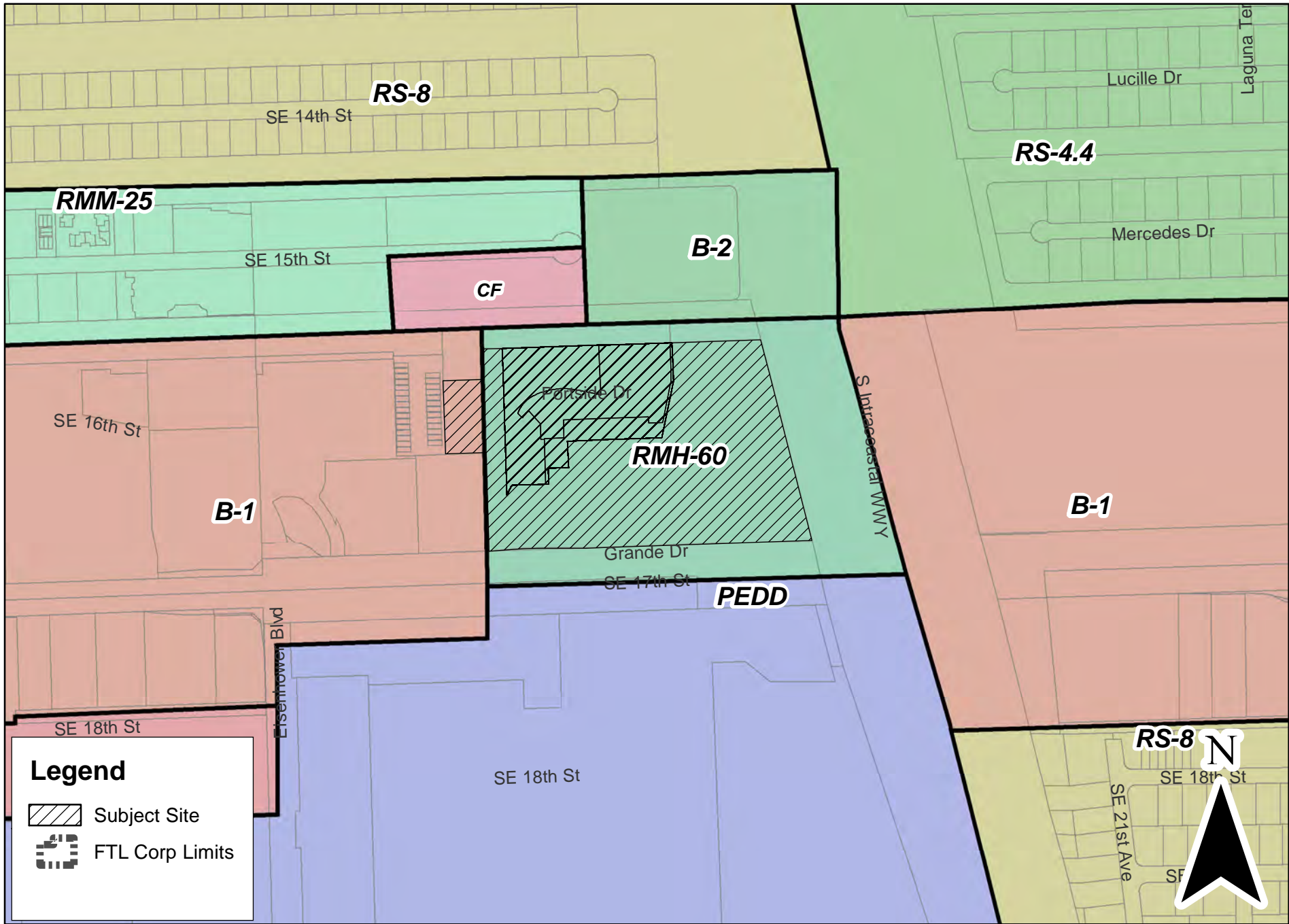


GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for PZB Meeting:

- 10) 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 (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.
- 11) Staff reserves the right review the plat again based on any changes made to the plat during full agency review
- 12) Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant
- 13) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the case planner (Christian Cervantes, CCervantes@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
- 14) Additional comments may be forthcoming at the DRC meeting.



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