



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** October 13, 2020

**PROPERTY OWNER:** Las Olas Harbor Club, LLC.

**APPLICANT/AGENT:** Stephanie Toothaker / Toothaker.org

**PROJECT NAME:** One North Birch

**CASE NUMBER:** PLN-PLAT-20090001

**REQUEST:** Plat Review

**LOCATION:** 1 N. Birch Road

**ZONING:** Intracoastal Overlook Area District (IOA)

**LAND USE:** Central Beach Regional Activity Center

**CASE PLANNER:** Yvonne Redding



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**CASE COMMENTS:**

**Prior to City Commission Meeting or Final DRC sign-off, please provide updated plans and written response to the following review 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 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. Confirm that scope of Site Plan improvements is consistent with any land use restrictions shown on the Plat.
5. 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.
6. 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.
7. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
8. 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.
9. Check for additional Easements that may need to be dedicated to the City during the Site Plan approval process, including Utility Easement(s), such as the 10'x15' easement shown on site plans sheet C1, that allow the City perpetual maintenance access to existing public sewer, storm drain, and water infrastructure located within the proposed development.
10. 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.
11. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Dennis R. Girisgen, Florida P.E. Registration No. 50207.
12. Additional comments may be forthcoming at the meeting.



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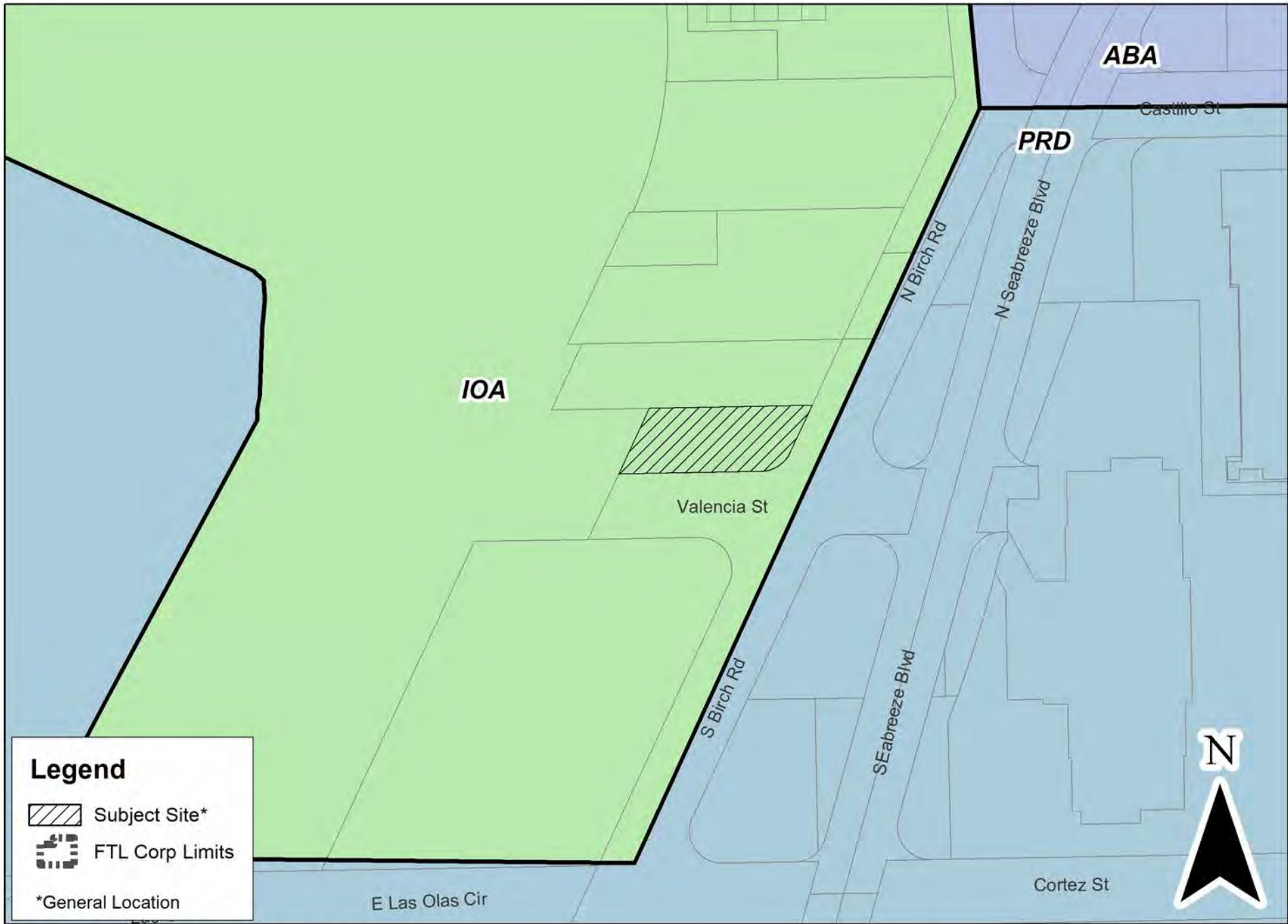
**CASE COMMENTS:**

Please provide a response to the following:

- 1) The site is designated Central Beach – 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) Provide a Plat Determination Letter from Broward County Planning Council verifying whether the property needs to be platted or re-platted. If a plat or re-plat is not required, contact the Broward County, Development Management and Environmental Review Section, at (954) 357-8695 to ensure that the proposed project is consistent with the latest recorded plat restriction(s). If a plat note or non-vehicular access line (NVAL) amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#).
- 3) The proposed project requires review and recommendation by the Planning and Zoning (PZ) Board and approval by the City Commission. A separate application and fee are required for both PZ Board review and City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27).
- 4) Application for plat approval or beach development permit outside of the PRD district but within the central beach area (CBA).
  - a) No plat of property or beach development permit for development of property located outside of the PRD district but within the CBA shall be approved nor ACTs designated for development of property unless a finding of adequacy that traffic capacity is adequate to support the proposed development is made. Upon submission of an application for development, a concurrency evaluation shall be conducted and a finding of adequacy made in accordance with the Adequacy Requirements, Section 47-25.
  - b) In the event that the impact of a proposed development necessitates the designation of ACTs, upon issuance of a finding of adequacy, ACTs will be reserved for the proposed development. The ACTs will continue to be reserved as long as the finding of adequacy and beach development permit are valid. Upon issuance by the city of a certificate of occupancy within the time provided in Section 47-12.8, the city will designate the ACTs, the county shall be advised of the designation of the ACTs to the development and the designated ACTs shall be subtracted from the total ACTs available for development.
  - c) The city may designate RCTs for development outside of the PRD, but within the CBA and may designate ACTs within the PRD district if such designation is found to promote the revitalization and redevelopment goals of the city.
- 5) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
  1. Sec. 47-25.2, Adequacy Requirements
  2. Sec. 47-24.5, Subdivision Regulations
- 6) Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.



- 7) Discuss any right-of-way requirements with the City's Engineering Design Manager.
- 8) Coordinate need for easements with the franchise public utilities.
- 9) This plat is not subject to park impact fees, based on the proposed non-residential development.
- 10) Please contact Jean-Paul Perez, Broward County Planning and Development Division at [JPPerez@broward.org](mailto: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.
- 11) Staff reserves the right review the plat again based on any changes made to the plat during full agency review.
- 12) This plat is subject to a park impact fee, based on the number of residential units proposed. The proposed project is for type, number of units per DRC case number PLN-SITE-20090002. The fee must be paid prior to obtaining a building permit for the project. Contact the Parks Department for additional information (954) 828-5354 and obtain sign-off prior to Planning and Zoning Board submittal.
- 13) 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.



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