



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** August 24, 2021

**PROPERTY OWNER:** Bud Robinson Memorial Church of the Nazarene

**APPLICANT/AGENT:** Robert Lochrie, Lochrie and Chakas, P.A.

**PROJECT NAME:** Marina Landings

**CASE NUMBER:** UDP-P21004

**REQUEST:** Plat Review

**LOCATION:** 2300 SW 15th Avenue

**ZONING:** Residential Single Family and Duplex/Medium Density  
(RD-15)

**LAND USE:** Medium Residential

**CASE PLANNER:** Christian Cervantes / Michael Ferrera (Assisting)



Case Number: UDP-P21004

**CASE COMMENTS:**

1. The 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.
2. 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.).
3. 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 is consistent with any land use restrictions shown on the Plat.
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). These easements shall be dedicated by plat rather than separate instruments later.
5. Verify if there are any 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. 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. 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.
8. 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.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



Case Number: UDP-P21004

**CASE COMMENTS:**

1. No Comments



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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 map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.html>).
2. The site is designated Medium 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 plat requires review and recommendation by the Planning and Zoning Board (PZB) 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 (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. The survey depicts an 8.5-foot wide area along the southern property line where there is a gap between warranty deeds. This area is included in the proposed plat boundary limits. Provide documentation regarding ownership of this area.
5. The survey depicts overhead utilities along the western and southern property lines which will require coordination with the franchised public utilities located on such overhead lines. Provide documentation on this matter.
6. The survey depicts a 24-foot wide drainage easement in the northeast corner of the property. Note this easement cannot be built upon or have encroachments.
7. Discuss if any additional right-of-way requirements are needed for this plat with the City's Engineering Design Manager or Designee.
8. Coordinate with the franchise public utilities if any additional easements are needed beyond those existing and provide said easements on the plat.
9. This plat is subject to City park impact fees for residential use, which must be paid prior to building permit issuance for the residential units. The proposed site plan, DRC Case No. UDP-S21033 proposes, indicates 34 residential units for the project.
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. Provide an updated survey, current survey provided was performed 10/2020.
12. Note, for purposes of area the calculation should be based upon Net Area not Gross Area.
13. Confirm with the City's Engineering Division that no Non-Vehicular Access Lines (NVAL) are needed on the plat.

**General Comments**

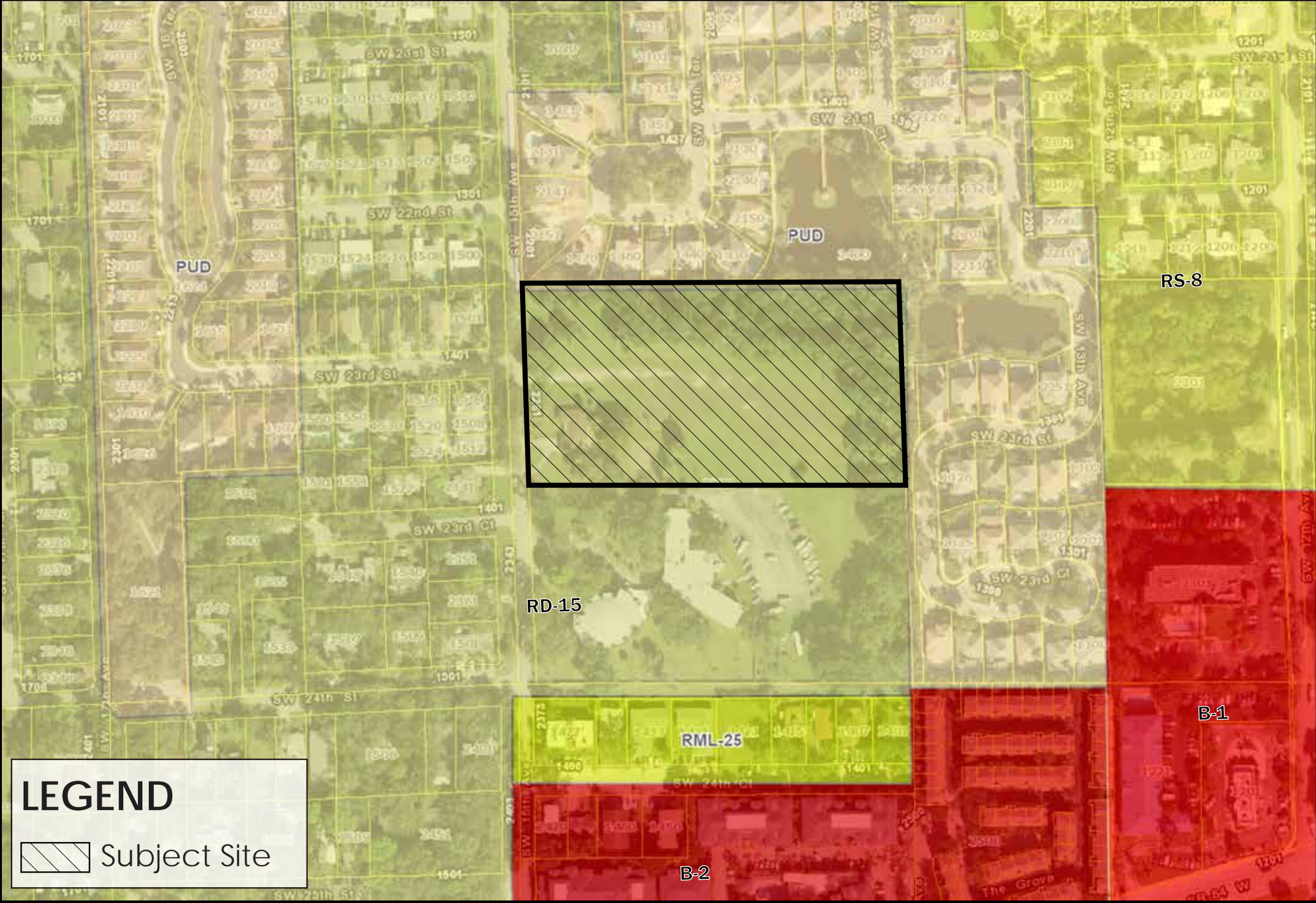
The following comments are for informational purposes.

1. 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 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.

2. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.
3. 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.
4. 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](mailto:CCervantes@fortlauderdale.gov)) to review project revisions and/or to obtain a signature routing stamp.
5. Additional comments may be forthcoming at the DRC meeting.



**LEGEND**

 Subject Site

# UDP-P21004: Marina Landings

2300 SW 15th Ave

