



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** October 12, 2021

**PROPERTY OWNER:** 3303 Community Development, LLC

**APPLICANT/AGENT:** Jeremy Shir, Becker & Poliakoff

**PROJECT NAME:** Rosewood Villas Plat

**CASE NUMBER:** UDP-P21009

**REQUEST:** Plat Review

**LOCATION:** 3303 SW 15th Avenue

**ZONING:** Residential Single Family/Low Medium Density (RS-8)  
and Residential Single Family and Duplex/Medium  
Density (RD-15)

**PROPOSED ZONING:** Residential Multifamily Low Rise/Medium High Density  
(RML-25) and Residential Multifamily Low Rise/Medium  
Density (RM-15)

**LAND USE:** Medium and Medium-High Density

**CASE PLANNER:** Nicholas Kalargyros



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**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. Provide 19-ft Right-of-Way dedication along the south side of SW 32nd Place to complete the minimum 50-ft Right-of-Way section required to promote public safety, convenience and to assure adequate access per ULDR Section 47-24.5.D.
3. 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.
4. Right-of-way line at intersection shall be the chord of a twenty-five (25) foot minimum radius for the intersection of a minor and a major street.
5. Prior to final plat engineering signoff, a bond will be required to secure the construction of the improvements required under ULDR Section 47-24.5.D.
6. 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.
7. Plat review and approval from City Surveyor is required prior to sign off from the engineering staff for Planning & Zoning Board meeting. Review process will be initiated by engineering staff once the above case comments are addressed.
8. Please ensure plat technical specification satisfy ULDR Section 47-24.5.C.
9. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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**CASE COMMENTS:**

1. No comments.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Please note that the proposed multifamily use is not permitted in the current zoning districts where the parcel is located (RS-8 and RD-15). The applicant has submitted a rezoning application and the applicant is proceeding with the plat review at their own risk. Rezoning applications (UDP-Z21001 and UDP-Z21002) are currently in review and require Planning and Zoning Board and City Commission approval. The following case comments utilize the RML-25 and RM-15 zoning which the applicant is proposing to rezone the parcel.
2. 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.htm>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Medium and Medium-High 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.
4. Provide instrument number 117188865 that is depicted on the survey and obtain access agreements as needed.
5. 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 Planning and Zoning Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (ULDR Section 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. Contact the Case Planner, Nicholas Kalargyros for more information at 954-828-5193.
6. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
7. This plat is subject to City park impact fees, based on the proposed residential development which has also been noted on the concurrent site plan comment report.
8. Please clarify whether the development will be multi-family or townhouse on the Plat Note Restriction.
9. 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.
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 (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.

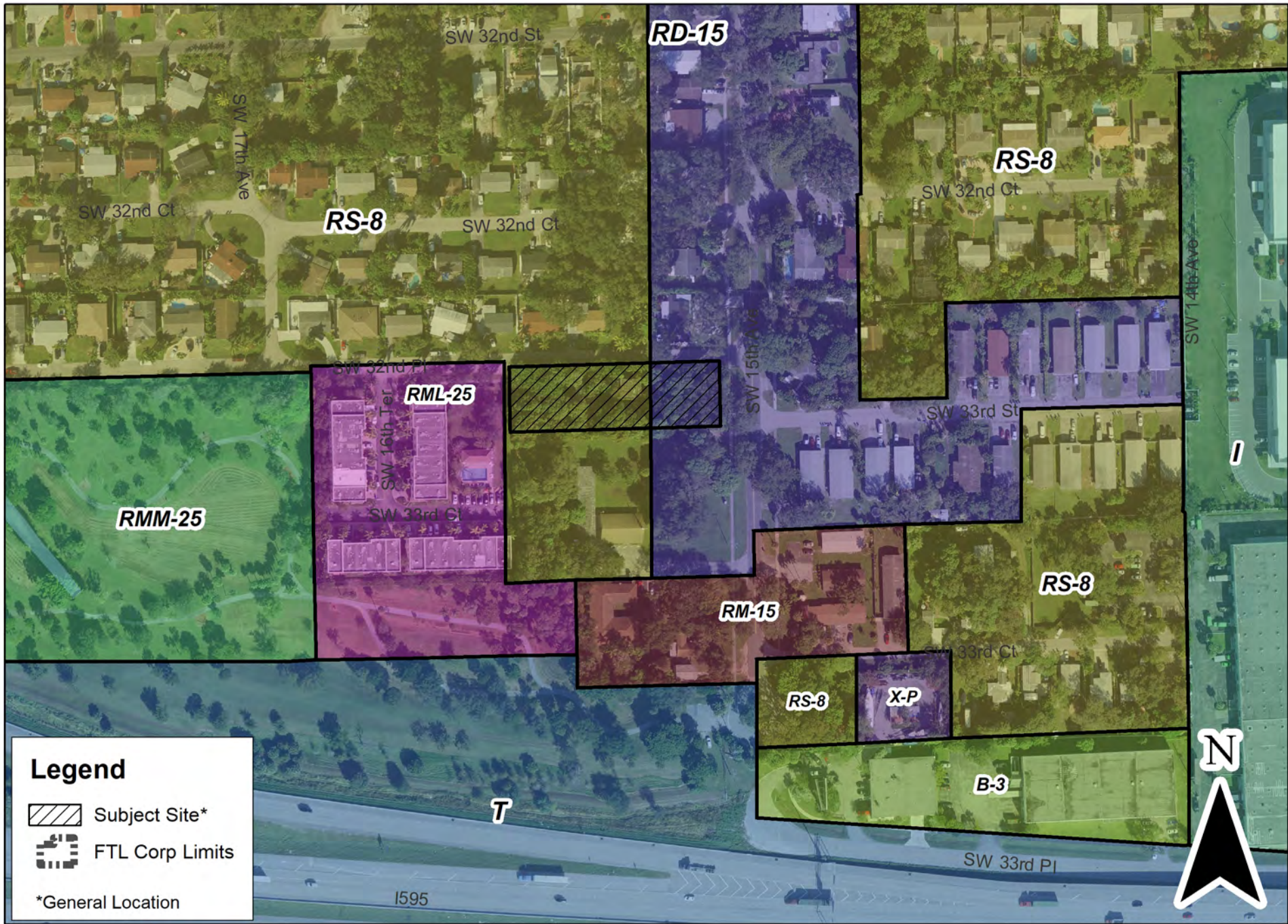
11. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

12. Please be advised that pursuant to State Statute, Section 166.033, that within 120 days of an application being deemed complete, or 180 days for applications requiring a quasi-judicial hearing or public hearing, a municipality is required to render a decision on the application 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 Pre-PZ and/or Final DRC sign-off, please schedule an appointment with the project planner (call 954-828-5193) 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.
14. Additional comments may be forthcoming at the DRC meeting.



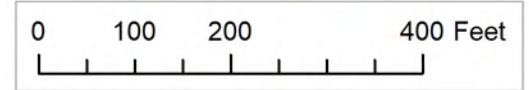


# UDP-P21009

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Development Review Committee

October 12, 2021



Graphic Scale  
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