



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 12, 2018

APPLICANT: The Palms at River Oasks, LLC.

PROJECT NAME: JM Federal

CASE NUMBER: PL18005

REQUEST: Plat Review

LOCATION: 1950 SW 23rd Court

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

LAND USE: Medium Density Residential

CASE PLANNER: Adam Schnell / Lorraine Tappen (as Support)



Case Number: PL18005

CASE COMMENTS:

Please provide a written response to each of the following 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). Since site is located within City of Fort Lauderdale (not Broward County) sanitary sewer service area, please update both narratives as appropriate.
2. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency.
3. Provide 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.
4. 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.).
5. 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.
6. Update plat document signature page, under '*CITY ENGINEER SIGNATURE*' to: *Dennis R. Girisgen*, Florida P.E. Registration No. 50207.
7. Plat depicts vacation of 12 feet right of way south of the property. Plat application approval is conditional to right of way vacation application approval. Refer to additional comments provided under application number V18003.
8. Proposed 25 feet right of way dedication must be recorded prior to plat application approval. For information regarding. Please refer to City's Web site for additional information: <http://fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> (under 'Engineering Forms' and 'Dedicated Public Rights of Way and Easements') or click on <http://www.fortlauderdale.gov/home/showdocument?id=1558>.
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 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.
2. The site is designated Residential Medium 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 is 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, Adam Schnell for more information at 954-828-5633.
4. The related application for right-of-way vacation (V18003) must be approved by the City Commission before the plat application can be reviewed by the Planning and Zoning Board.
5. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
6. Discuss any right-of-way requirements with the City's Engineering Design Manager.
7. Coordinate need for easements with the franchise public utilities and provide said easements on the plat.
8. 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.
 - a. Sec. 47-25.2, Adequacy Requirements
 - b. Sec. 47-24.5, Subdivision Regulations
9. Application documentation does not include plat history. If the subject property has been platted, provide documentation.
10. Provide a conceptual site plan to indicate how the site will be developed.
11. This plat is subject to a park impact fee, based on the number of residential units proposed. The proposed project is for a townhouse development, containing 13-units, per DRC case number PL18005. 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.

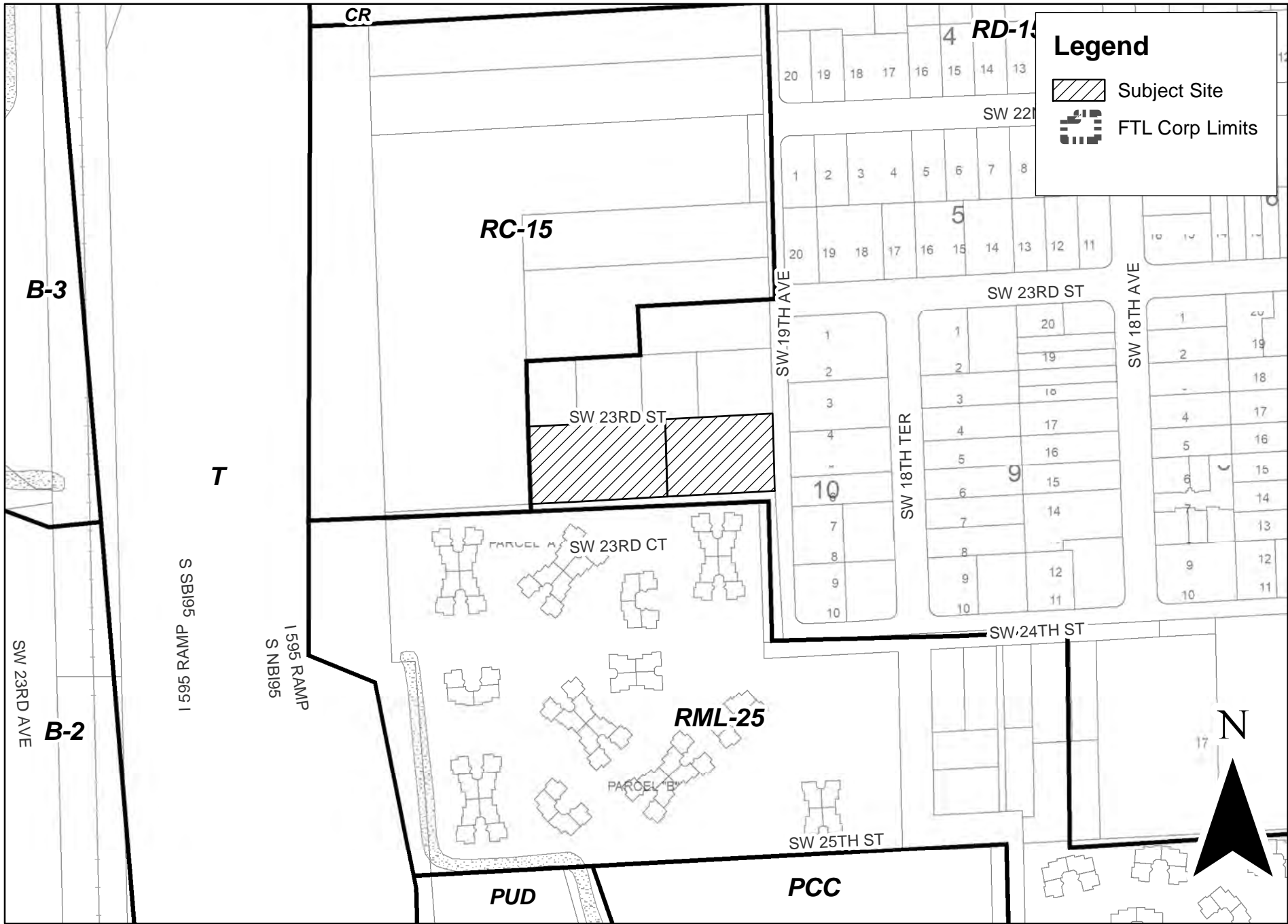


12. Please contact Thuy (twee) Turner, AICP, Broward County Planning and Development Division tturner@broward.org or 954-357-6623 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff with written response from the County.
13. No final plat of any 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.
14. 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.

15. Provide a written response to all DRC comments within 180 days.
16. 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 (Adam Schnell 954-828-4798) to review project revisions and/or to obtain a signature routing stamp.
17. Additional comments may be forthcoming at the DRC meeting.
18. Prior to the accompanying Plat Application moving forward, the Vacation Application needs to be approved by the City Commission.



PL18005

