



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 26, 2018

APPLICANT: Clarkson-Bergman Family Partnership

PROJECT NAME: Pearl-Riverland Plat

CASE NUMBER: PL18007

REQUEST: Plat Review

LOCATION: 400 SW 27th Avenue

ZONING: Current: Mobile Home Park (MHP)
Proposed: Residential Mid Rise
Multifamily/Medium High Density District
(RMM-25)

LAND USE: Medium- High Density Residential

CASE PLANNER: Florentina Hutt



Case Number: PL18007

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).
2. 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.).
3. 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.
4. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Dennis R. Girisgen, Florida P.E. Registration No. 50207.
5. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development (i.e. existing private force main, electrical, power poles and overhead wires).
6. Verify 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; confirm with Broward County whether a 6 feet or 10 feet dedication along SW 27th Ave will be required. Also, the plat does not make reference to the dedication but rather a "parcel 2".
7. Discuss 25 feet right of way easement along eastern boundary of the property. The applicant currently has an application to vacate the easement E18011 however; plat depicts the right of way easement as to remain.
8. Discuss the 15 feet ingress and egress reservation along the western boundary of the property as well at the 15 feet access easement (per deed). They are not depicted on the plat.
9. Discuss disposition of existing 15 feet access easement (per deed) which is not depicted on the plat.
10. Prior to obtaining City Engineer signature on final mylar plat, show/reference Book & Page Number for Right-of-Way dedication and/or Right-of-Way Easement recordation.
11. 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 Commercial and Medium Density Residential on the City's Future Land Use Map. The proposed use is permitted in the Commercial designation and is subject the allocation of commercial flex acreage on the portion designated Medium Residential. 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 City Commission 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.
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 any right-of-way requirements with the City's Engineering Design Manager.
6. Confirm that NVNL along SW 27th Avenue is not required.
7. Coordinate need for easements with the franchise public utilities and provide said easements on the plat.
8. Any right-of-way dedications for SW 27th Avenue must be reflected on the plat and site plan.
9. 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.
10. 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 XX-R-XX. 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.
11. 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



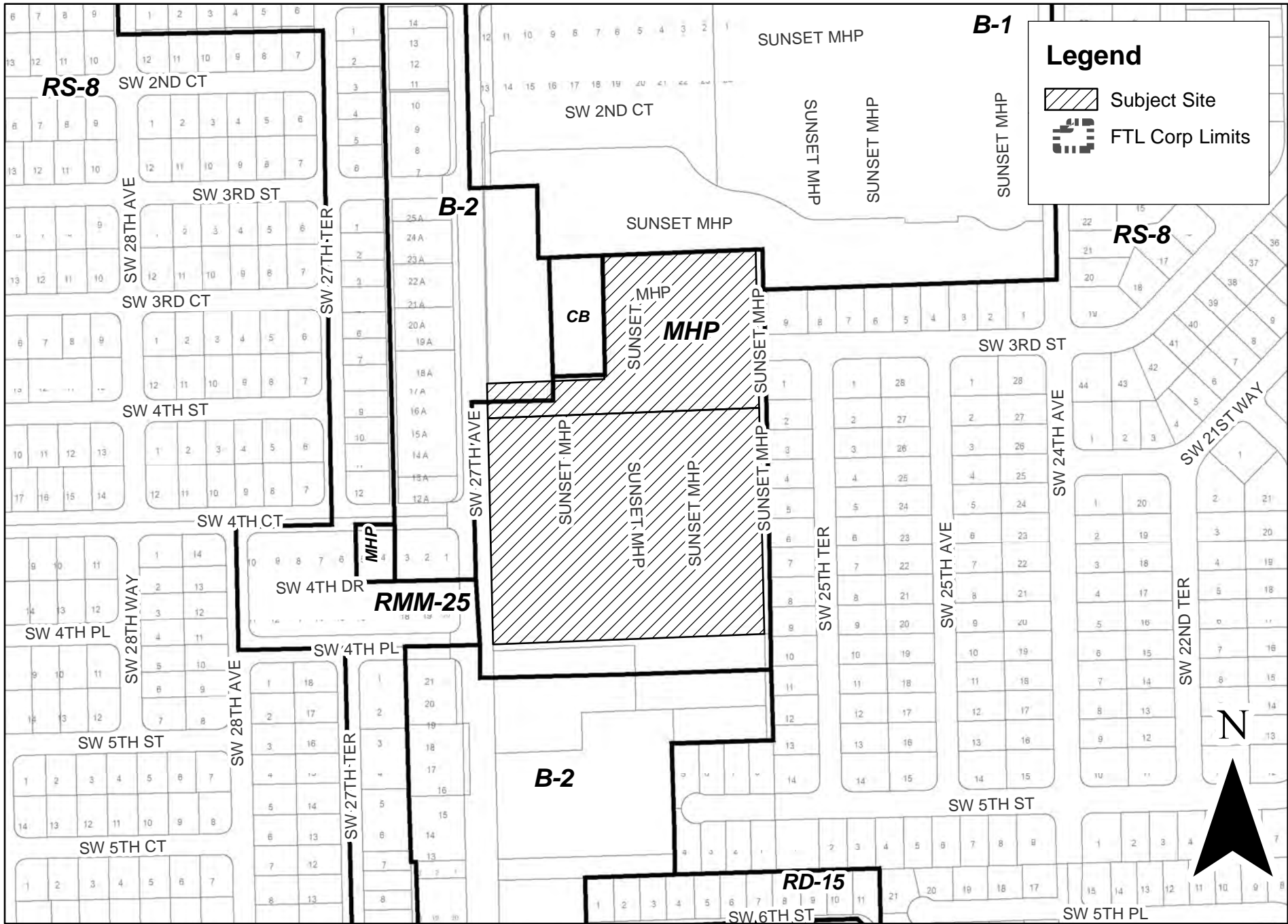
improvements as estimated by the City Engineering Design Manager and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture.

12. 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.

13. Provide a written response to all Development Review Committee comments within 180 days.
14. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the case planner Florentina Hutt via email at fhutt@fortlauderdale.gov to review project revisions and/or to obtain a signature routing stamp.
15. Additional comments may be forthcoming at the Development Review Committee meeting.



PL18007

