



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** February 26, 2019

**APPLICANT:** Summit Hospitality, Incorporated

**PROJECT NAME:** New River Sound

**CASE NUMBER:** PL19001

**REQUEST:** Plat Review

**LOCATION:** 425 Seabreeze Boulevard

**ZONING:** South Beach Marina and Hotel Area (SBMHA)

**LAND USE:** Central Beach Regional Activity Center  
(C-RAC)

**CASE PLANNER:** Tyler Laforme



Case Number: PL19001

**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).
1. 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.
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. 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 are consistent with any land use restrictions shown on the Plat.

Proposed location/width of driveway access openings (breaks in NVAL) shown on site plan submitted under R18054 are not consistent with plat. Verify whether proposed vehicle access/site circulation (minimum driveway widths, dead-end parking criteria, sight triangle parking area criteria, minimum inbound & outbound vehicle stacking distance) required for the development shown on Site Plan complies with ULDR Section 47-20.5.C, is safe and adequate not just for the immediate development, but for the surrounding neighborhood.

4. Provide a copy of FDOT Pre-Application letter for proposed driveway access to their roadways.
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's Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting.
7. Confirm with Broward County and FDOT the accuracy of State Road A1A / Seabreeze Boulevard existing Right-of-Way centerline adjacent to the proposed development (due to irregular alignment); clarify with FDOT if Right-of-Way dedication (which may affect building setbacks) or Right-of-Way Easement (which doesn't affect building setbacks) will be required to complete half of 85' Right-of-Way section per the most current Broward County Trafficways Plan.
8. Please clarify the verbiage shown on Cover Sheet under 'Dedication.' Please elaborate on the phrase "for proper purposes."



9. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Dennis R. Girisgen, Florida P.E. Registration No. 50207.
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. Please be advised this plat application shall be approved by City Commission prior to Final DRC Sign-off for corresponding site plan application (R18054).
12. Additional comments may be forthcoming at the meeting.



Case Number: PL19001

**CASE COMMENTS:**

1. Please provide FDOT pre app access management letter for the proposed driveways in FDOT right of way.
- 2.
3. Additional comments may be provided upon further review.
4. Signature required.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

Case Number: PL19001

**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 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.
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, Tyler Laforme for more information at 954-828-5633.
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. Coordinate need for easements with the franchise public utilities.
7. If the site plan does not match the NVAL lines on the plat, an NVAL line amendment application will be required.
8. Development applications in the Central Beach RAC are subject to residential unit and vehicular trip availability at the time of DRC approval, and will be allocated units and trips at the time of site plan approval on a first come, first served basis. Applicant shall confirm the status of the availability of units and trips prior to project approval.
9. Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/permit-fees/park-impact-fee-calculator>
10. Please contact Thuy (twee) Turner, AICP, Broward County Planning and Development Division [tturner@broward.org](mailto: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.
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



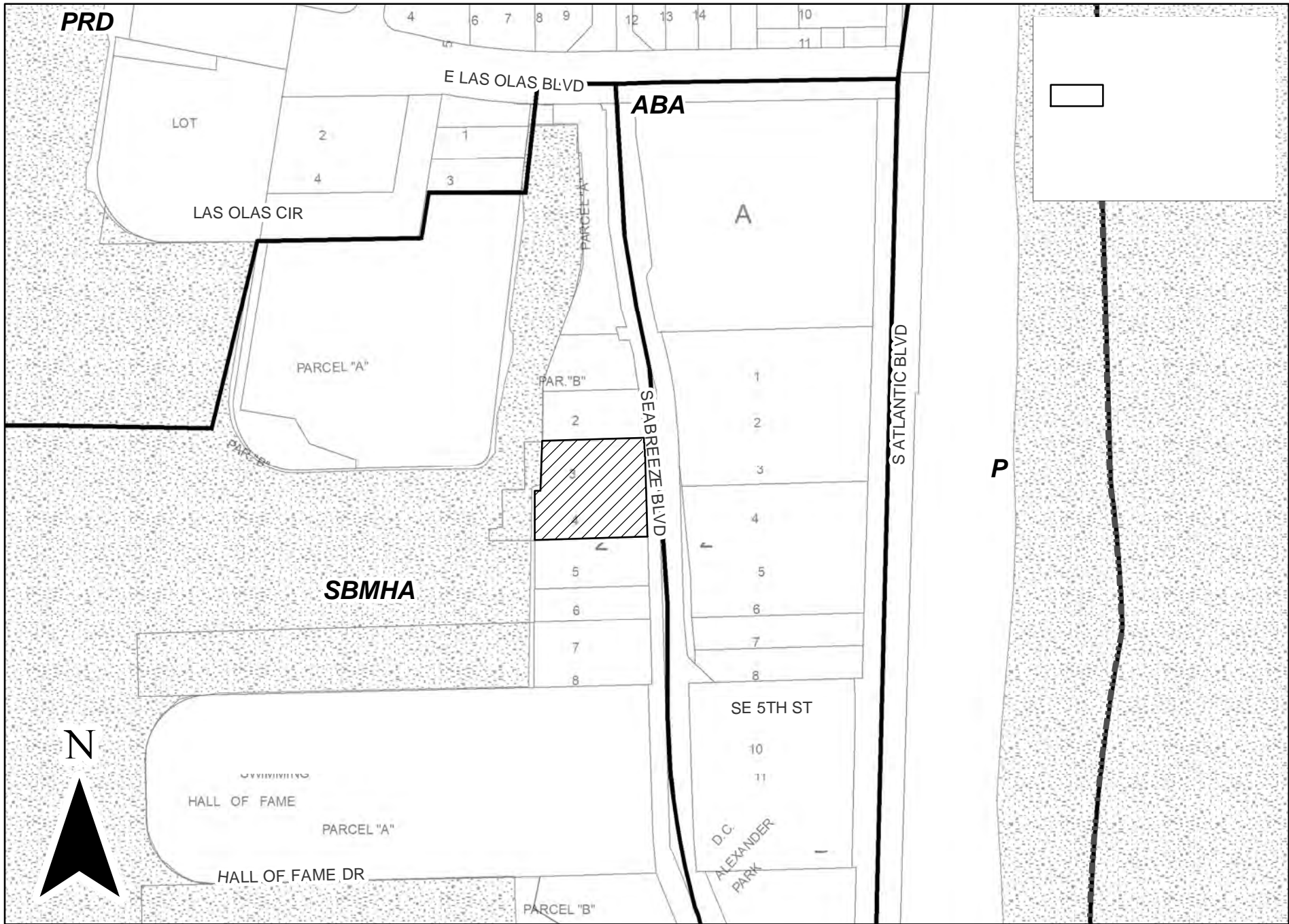
Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1 1/2) times the cost of constructing the improvements as estimated by the City Engineering Design Manager and in form with 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.

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

### **GENERAL COMMENTS**

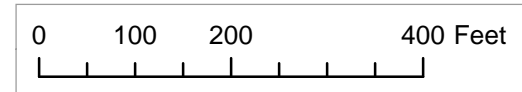
The following comments are for informational purposes.

13. Provide a written response to all DRC comments within 180 days.
14. 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 (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
15. Additional comments may be forthcoming at the DRC meeting.



**PL19001**

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Graphic Scale