



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** June 11, 2019

**APPLICANT:** 3001 N Ocean, LLC.

**PROJECT NAME:** Gummakonda Plat

**CASE NUMBER:** PL19002

**REQUEST:** Plat Review

**LOCATION:** 3001 N Ocean Boulevard

**ZONING:** Community Business (CB)

**LAND USE:** Commercial

**CASE PLANNER:** Nicholas Kalargyros



Case Number: PL19002

**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. 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.
3. 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.).
4. 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.
5. Provide a copy of FDOT Pre-Application letter for proposed driveway access to their roadways.
6. 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.
7. 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.
8. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
9. Check for 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; check for corner chord dedications that may be required per the City of Fort Lauderdale ULDR criteria.
10. 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.
11. 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.
12. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Dennis R. Girisgen, Florida P.E. Registration No. 50207.



13. 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 of officially-recognized neighborhood associations](#) as well as association contact information is provided on the City's website: [www.fortlauderdale.gov/neighbors/civic-associations](http://www.fortlauderdale.gov/neighbors/civic-associations)). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Commercial 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) Pursuant to ULDR Section 47-24.1, 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) Pursuant to ULDR, Section 47-25.5.D; additional right-of-way may be required to meet Broward County Trafficways Plan for the frontage along N. Ocean Boulevard. Provide a confirmation letter from Florida Department of Transportation (FDOT) stating that the proposed ten-foot right-of-way easement along N. Ocean Boulevard meets such requirements and stating that a right-of-way dedication is not required.
- 6) Pursuant to ULDR, Section 47-25.5.D.n; coordinate the need for easements with the franchise public utilities and if required, depict such easements on the plat.
- 7) 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 Broward County standards before moving forward. Please provide staff with written response from the Broward County.
- 8) Staff reserves the right review the plat again based on any changes made to the plat during full agency review.
- 9) Pursuant to ULDR, Section 47-38A.3; hotel and motel rooms are subject to a park impact fee. The plat note indicates a total of 112-hotel rooms for the proposed project. The park impact fee is collected at time of building permit.
- 10) Pursuant to ULDR, Section 47-25.5.E.2; 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

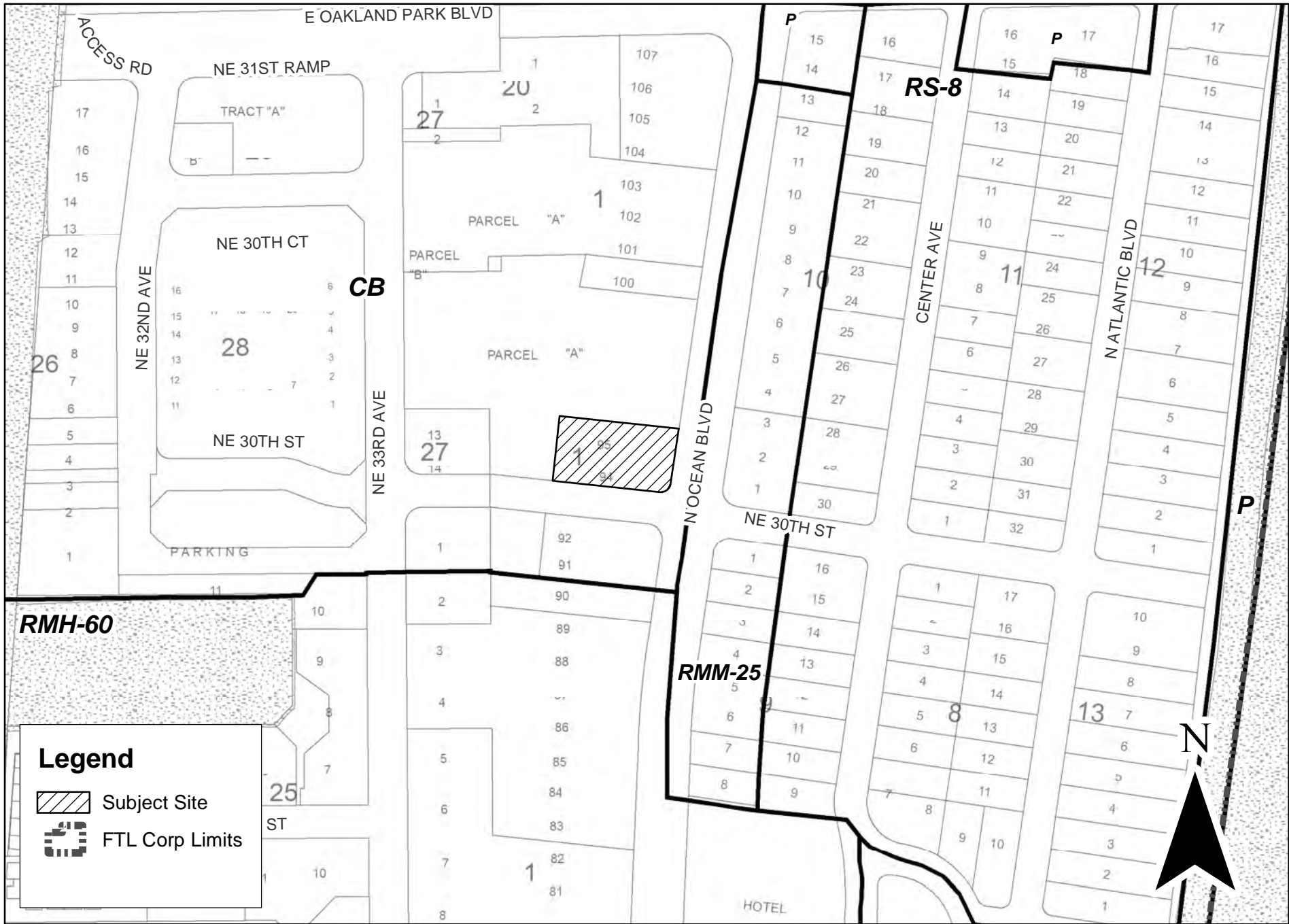


is enforceable by or payable to the City in a sum at least equal to one and one-half (1½) times the cost of constructing the improvements as estimated by the City Engineering Design Manager and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other 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.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

- 11) Provide a written response to all Development Review Committee comments within 180 days.
- 12) 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 Pre-Planning and Zoning Board sign-off, please schedule an appointment with the case planner ([Nicholas Kalargyros](mailto:Nicholas.Kalargyros@fortlauderdale.gov) 954-828-5193) to review project revisions and/or to obtain a signature routing stamp.
- 13) Additional comments may be forthcoming at the Development Review Committee meeting.



# PL19002

