



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 25, 2020

PROPERTY OWNER: CRP LMC RB, LLC.

APPLICANT/AGENT: KEITH Team

PROJECT NAME: Riverbend Marina

CASE NUMBER: PLN-PLAT-20010001

REQUEST: Plat Review

LOCATION: .1505 SW 20th Street

ZONING: .General Industrial (I)

LAND USE: Industrial

CASE PLANNER: Karlanne Grant / Christian Cervantes (Assisting)



Case Number: PLN-PLAT-20010001

CASE COMMENTS:

Please provide a response to the following:

1. Have easements ORB 396 PG 218 and Deed Book 570, PG. 105 been vacated? Send documentation
2. There is an existing canal on the east line being used to drain subdivisions to the south. There has to be an existing document for an easement or an easement shown on the plat.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: PLN-PLAT-19110002

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 shall be 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 scope of Site Plan improvements is consistent with any land use restrictions shown on the Plat.
5. Discuss status of existing utility easements (including whether public or private) shown on proposed plat to remain. Please be advised that vacation of any platted Utility Easement requires a separate DRC submittal, DRC staff support, and City Commission approval.
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 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. Verify if there are any 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.
10. Verify whether canal reservation should be included in the plat and who will be responsible for the maintenance of canal associated drainage structures.
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. Additional comments may be forthcoming at the meeting.



Case Number: PLN-PLAT-20010001

CASE COMMENTS:

1. No Comment.

GENERAL COMMENTS:

Please address comments below where applicable.

1. 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.
2. 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: PLN-PLAT-20010001

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 listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Industrial on the City's Future Land Use Map. Proposed uses for the plat must be permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goal, Objectives and Policies.
3. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for PZB review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Sec. 47-27).
4. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to PZB 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. This plat is not subject to park impact fees, based on the proposed non-residential development.
8. Please contact Jean-Paul Perez, Broward County Planning and Development Division at 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.
9. There are inconsistencies between the property survey versus the proposed plat. More specifically, the plat limits are depicted differently than property boundaries.
10. Provide the following changes to the plat:
 - a. North boundary line depicts a survey tie line as the parcel line and property boundary, however, under the previously approved plat (Case Number PL16005), a distinct plat and boundary line was depicted. Revise the new/updated plat accordingly to show proper plat boundary; and,
 - b. The Plat Note states commercial uses. Commercial use is not permitted in the Industrial zoning district unless commercial flex allocation is applied consistent with the City's ULDR. Update the Plat Note to include permitted uses under the Industrial zoning district designation pursuant to Unified Land Development Regulations (ULDR), Section 47-7.10.
11. Provide the following changes to the survey:



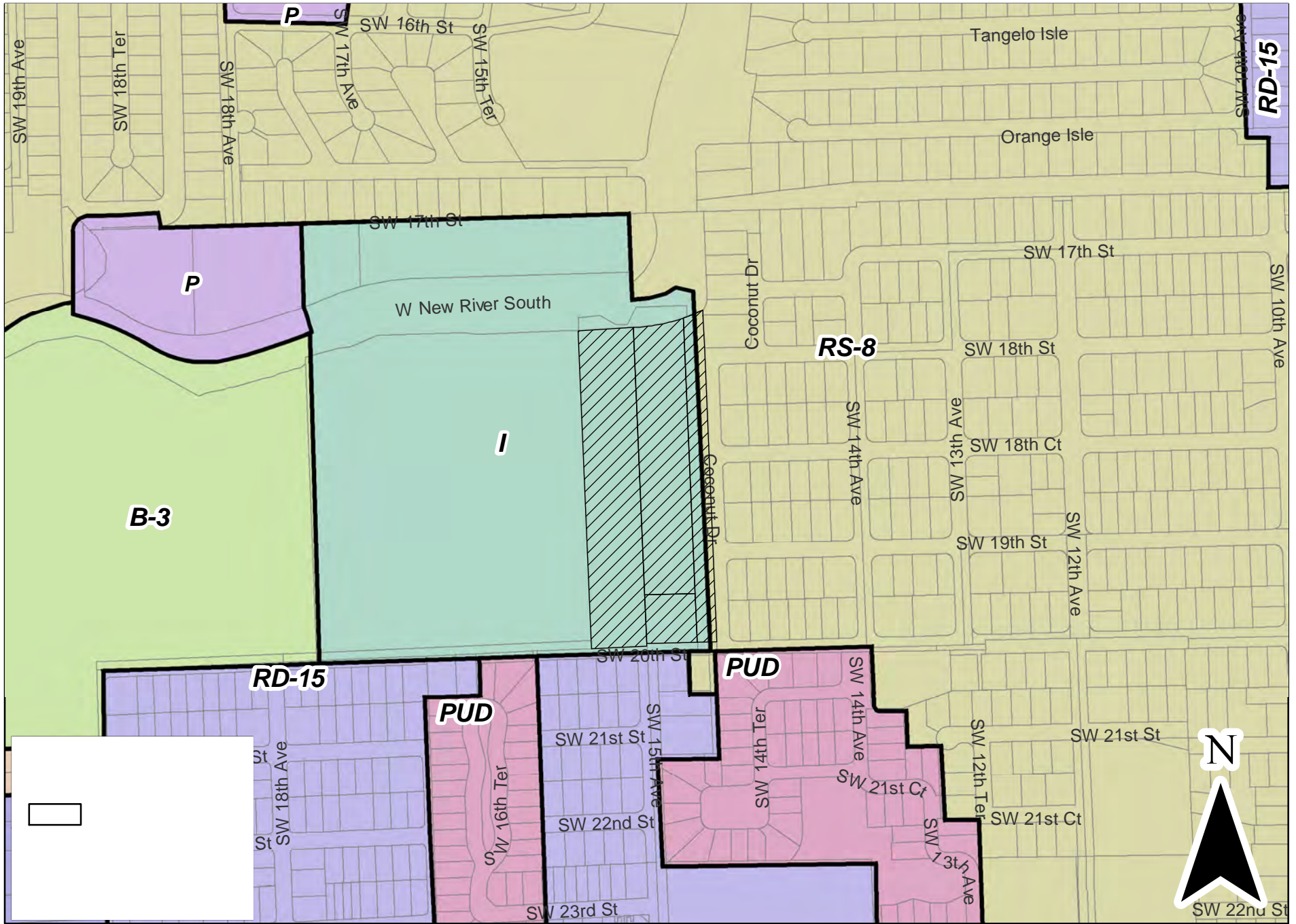
- a. Under the previous approval (Case Number PL16005), the survey did not depict the parcel owned by the state. Provide clarity for adding state parcel to survey;
 - b. Provide parcel line for the north boundary line;
 - c. Under the previously approved plat application, a twenty-four-foot (24') ditch easement running north and south and contiguous to the sixty-foot (60') canal reservation was depicted but is not depicted on the updated survey. Provide documentation for the ditch easement vacation;
 - d. Provide documentation of approvals for the improvements that are existing in the sixty-foot (60') canal easement running north and south of the property; and
 - e. Due to the existing improvements within the sixty-foot (60') canal reservation along the north and south boundary, consider revising the length and depth of the easement.
12. Provide a conceptual site plan for future development.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for PZB Meeting:

13. 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 (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.
15. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
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 project planner Karlanne Grant (954-828-6162 or kgrant@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
17. Additional comments may be forthcoming at the DRC meeting.



PLN-PLAT-20010001

