



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 28, 2020

PROPERTY OWNER: Pamela Kay Hayes, Robert L. Elmore Trust

APPLICANT/AGENT: Greenspoon Marder, LLP. / Deena Gray

PROJECT NAME: 2980 W State Road 84 Plat

CASE NUMBER: PLN-PLAT-20060001

REQUEST: Plat Review

LOCATION: 2980 W. State Road 84

ZONING: County Intense Manufacturing/Industrial (M-3)

LAND USE: Industrial

CASE PLANNER: Karlanne Grant



Case Number: PLN-PLAT-20060001

CASE COMMENTS:

1. 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.).
2. 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 is consistent with any land use restrictions shown on the Plat.
3. 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.
4. 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.
5. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
6. 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.
7. 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.
8. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Dennis R. Girisgen, Florida P.E. Registration No. 50207.
9. Additional comments may be forthcoming at the meeting.



Case Number: PLN-PLAT-20060001

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. The proposed uses for the plat must be consistent with the underlying land use designation. Any future commercial use on Industrial land use will require the allocation of commercial flex and at this time cannot be noted on the plat except for the portion of Parcel A that contains Commercial land use delineation. Revise plat notes accordingly.
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 (Unified Land Development Regulations Section 47-27).
4. Written consent from the property owner located at 2990 W. State Road 84, Parcel A on proposed plat, is required in order to include the parcel on the plat.
5. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to PZB submittal.
6. Discuss any right-of-way requirements with the City's Engineering Design Manager.
7. Coordinate with the franchise public utilities if any additional easements are need beyond those existing and provide said easements on the plat.
8. This plat is not subject to park impact fees, based on the proposed non-residential development.
9. 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.
10. Provide the status of any and all applications submitted to adjacent jurisdiction(s) as it pertains to the proposed plat as well as point of contact information. Provide a Plat Determination Letter from Broward County Planning Council verifying whether the portions of the property that falls within adjacent jurisdictions needs to be platted or re-platted.
11. Provide documentation from the City of Hollywood approving the access easement and opening from SW 30th Avenue into the site.



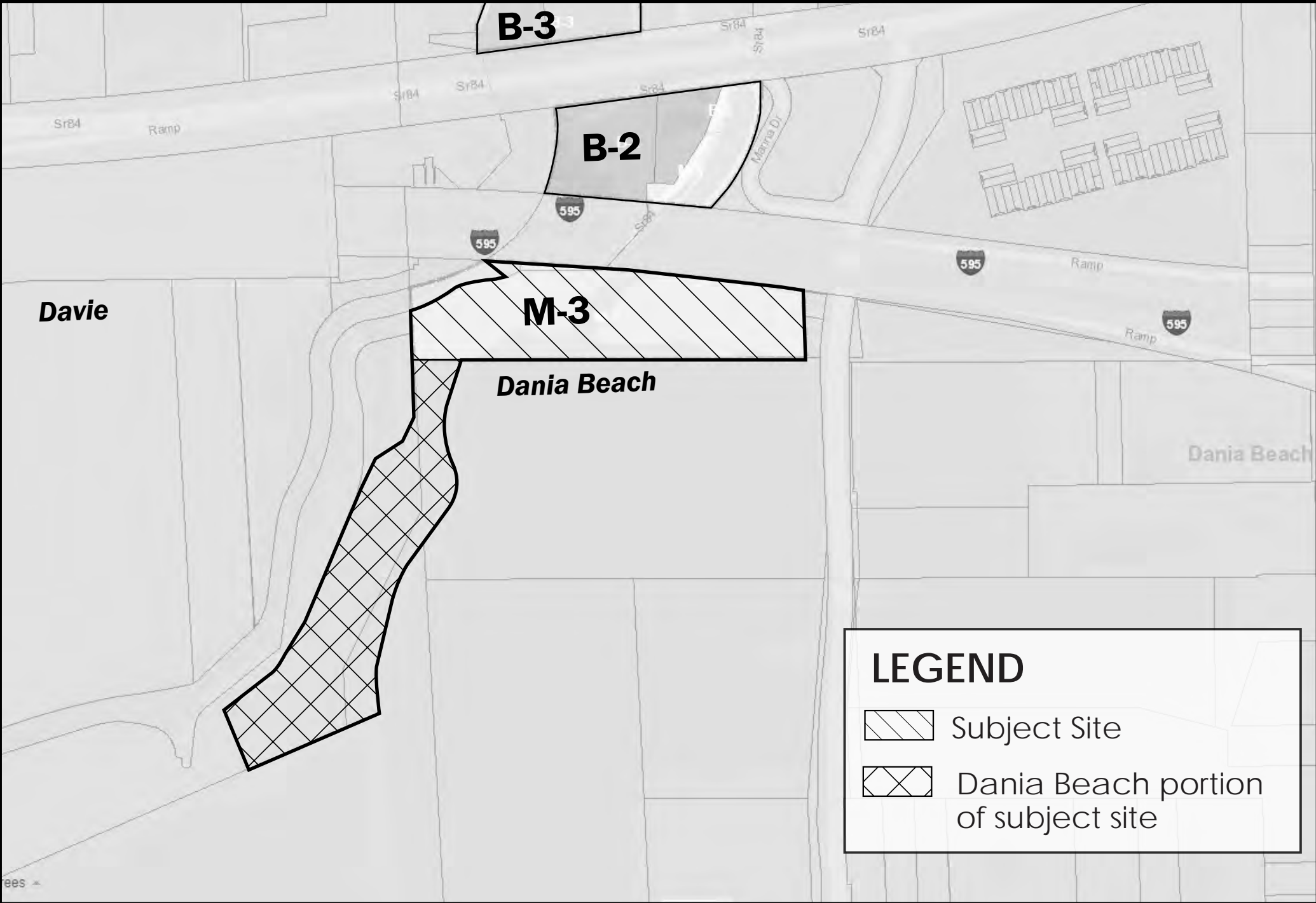
12. Superimpose all the easements on the proposed site plan associated with this site, Case Number PLN-SITE-20050001, and provide a copy with the plat submission.
13. Provide documentation on the temporary construction and access easement (Instrument # 114456611 BCR) including the temporary status and how long it will exist.

GENERAL COMMENTS


The following comments are for informational purposes.

Please consider the following prior to submittal for PZB Meeting:

14. 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.
15. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.
16. 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.
17. 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.
18. Additional comments may be forthcoming at the DRC meeting.



LEGEND

-  Subject Site
-  Dania Beach portion of subject site

