



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 26, 2022

**PROPERTY OWNER /
APPLICANT:** City of Fort Lauderdale

AGENT: Florentina Hutt, Keith

PROJECT NAME: Fort Lauderdale Police Station

CASE NUMBER: UDP-P22003

REQUEST: Plat Review

LOCATION: 1300 W. Broward Boulevard

ZONING: Residential Multifamily Mid Rise/Medium High Density
(RMM-25) and Boulevard Business (B-1)

LAND USE: Medium-High Residential and Commercial

CASE PLANNER: Lorraine Tappen



Case Number: UDP-P22003

CASE COMMENTS:

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 shall be accurately shown/labeled on Plat.
3. Provide a copy of Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their roadway.
4. Discuss status of existing utility easement (including whether public or private) shown on proposed plat to remain and in conflict with proposed building and other structures per previously submitted site plan. Please be advised that vacation of any platted Utility Easement requires a separate DRC submittal, DRC staff support, and City Commission approval.
5. Plat review and approval from City Surveyor is required prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting. Please coordinate City Surveyor review with engineering staff assigned to this case.
6. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
7. 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.
8. 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.
9. 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 Community Facilities, Medium-High Residential, and 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. The proposed project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee are 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, Adam Schnell for more information at 954-828-5633.
4. Review the plat note restrictions on Sheets 3-6. If a plat note amendment is needed, a separate application is required, which is reviewed administratively and can be found here: [Administrative Review Application](#). 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.
5. Clarify the relationship of the 12-foot FP&L easement on Sheet 5 and the utility easement on Sheet 4 and their impact the proposed site plan.
6. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
7. Discuss any right-of-way requirements with the City's Engineering Design Manager.
8. Coordinate need for easements with the franchise public utilities and provide said easements on the plat.
9. 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.



10. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-24.5, Subdivision Regulations
11. 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.

12. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant.
13. An additional follow-up coordination meeting may be required to review changes necessitated by the DRC comments. Please schedule an appointment with the project planner (954-828-5018) to review revisions.
14. Additional comments may be forthcoming at the DRC meeting.

B-1

RML-25

CF


RMIM-25

P

RML-25

PUD

LEGEND

 Subject Site

UDP-P22003 - Police Headquarters Plat

