



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 11, 2022

PROPERTY OWNER / APPLICANT: RD 3B, LLC.

AGENT: Elizabeth Tsouroukdissian, Pulice Land Surveyors, Inc.

PROJECT NAME: RD Las Olas Residences

CASE NUMBER: UDP-P22005

REQUEST: Plat Review

LOCATION: 529 E. Las Olas Boulevard

ZONING: Regional Activity Center – City Center (RAC-CC)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Jim Hetzel



Case Number: UDP-P22005

CASE COMMENTS:

1. 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, 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 is consistent with any land use restrictions shown on the Plat.
4. Provide a copy of Florida Department of Transportation (FDOT) Pre-Application letter for proposed driveway access to their roadway.
5. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
6. 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.
7. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' with: Daniel A. Rey, Florida P.E. Registration No. 81248.
8. 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.

Additional comments may be forthcoming at the meeting.



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Provide a response to the following case comments.

CASE COMMENTS:

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 are 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. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination unless a mutually agreed upon time extension is established between the City and the applicant or applicant processes a waiver. City acknowledges that the applicant has submitted a waiver to the timeline requirements.
3. Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission. Fees are assessed for PZB and City Commission review, and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours notice prior to a City Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information at jhetzel@fortlauderdale.gov or 954-828-5019.
4. The site is designated Downtown Regional Activity Center (RAC) 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.
5. There appears to be a conflict between the plat and the proposed site plan, DRC Case No. UDP-S22041, regarding the location of the property line along Las Olas Boulevard. Please ensure the plat and site plan are consistent.
6. Please contact Karina Da Luz, Broward County Urban Planning Division at Kdaluz@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.
7. 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.

8. A follow-up meeting may be required to review project changes necessitated by the DRC comments.
9. Additional comments may be forthcoming at the DRC meeting.



UDP-P22005 - RD Las Olas Residences - 521-529 E. Las Olas Blvd

