



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 12, 2023

PROPERTY OWNER / APPLICANT: City of Fort Lauderdale

AGENT: Jane Storm, Pulice Land Surveyors, Inc.

PROJECT NAME: Prospect Lake Clean Water Center

CASE NUMBER: UDP-P23004

REQUEST: Plat Review

LOCATION: 5900 Hawkins Road

ZONING: Commerce Center (CC)

LAND USE: Employment Center

CASE PLANNER: Yvonne Redding



Case Number: UDP-P23004

CASE COMMENTS:

1. The 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.
 - a. The title commitment or Opinion of Title must have an effective date no more than a year prior to the date of submittal of the survey.
 - b. Provide copy of any encumbrances/ restrictions found within the property as indicated on Standard Title Commitment or Opinion of Title.
 - c. All existing Right-of-Way Easements, Ingress/Egress Easements, City & Private Utility Easements, etc. within property shall be accurately shown/labeled on Plat.
2. Plat depicts vacation of NW 35th Ave (Hawkins Rd), please be advised, city attorney staff has not concluded determination on the corresponding vacation process. Plat application approval may be conditional to right of way vacation application approval if deem necessary.
3. Provide letters from all franchise utility providers, including Public Works as appropriate, demonstrating their interests in maintaining or no objection to the vacation of this right-of-way.
 - a. The letters should specifically state whether the utility owners have existing facilities within the right-of-way vacation area that will need to be relocated or abandoned.
 - b. A surveyed location of the utilities shall be provided for staff review. Should relocation be necessary, the utility relocation plan shall be reviewed and approved prior to implementation.
4. Please depict any additional easements that may need to be dedicated 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.
5. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
6. Please be advised, plat must be recorded prior to submittal for building permit unless Broward County Commission authorizes the building permits to be issued for an essential governmental facility Per Broward County Code of Ordinance Section 5-187.
7. Additional comments may be forthcoming at the meeting.



Case Number: UDP-P23004

CASE COMMENTS:

Please provide a response to the following:

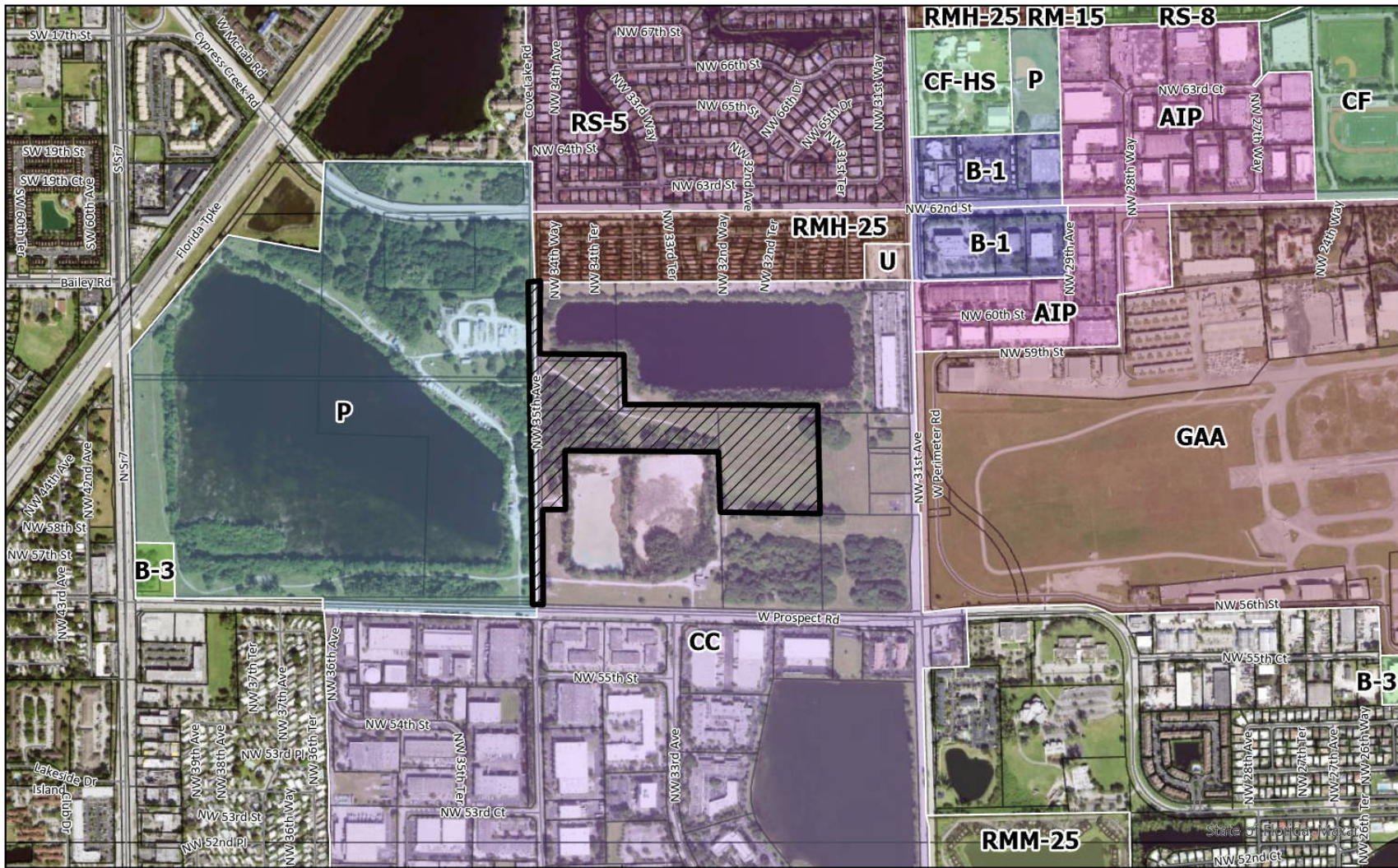
1. Pursuant to Unified Land Development Regulation (ULDR), Section 47-24, the proposed plat requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee are required for PZ Board review, and a separate submittal is required for City Commission review. 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 ngarcia@fortlauderdale.gov or 954-828-8958.
2. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 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. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed. The applicant did not submit a waiver to the timeline requirements.
3. 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.
4. The site is designated Employment Center 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. 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. Confirm the square footage needed to be included in the note language.
6. Discuss with Public Works and Engineering the future accessibility to adjacent facilities and any issues that may arise from creating the private drive (Hawkins Road).
7. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.
8. 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 Engineer 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.



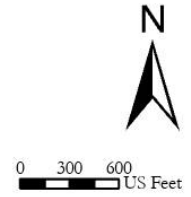
GENERAL COMMENTS

The following comments are for informational purposes.

1. A Site Plan application has not been submitted for the subject parcel. Upon completion of the plating process the applicant will be able to submit a site plan application.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.
3. Additional comments may be forthcoming at the DRC meeting.



UDP-P23004 - 5900 HAWKINS RD.





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March 25, 2024

Ms. Yvonne Redding, Urban Planner III
Urban Design and Planning Division
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33301

RE: "PROSPECT LAKE CLEAN WATER CENTER" PLAT - Case No. UDP-P23004

Dear Ms. Redding,

Please accept this response to the comments issued for the DRC meeting pertaining to the above-referenced Plat. This project entails the construction of a new water treatment plant within the City of Fort Lauderdale, just east of the Turnpike between Prospect and Cypress Creek Roads. Following, you will find all DRC comments with responses **in blue** for your review.

DRC Comment Report: Urban Design and Planning
Member: Yvonne Redding

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to Unified Land Development Regulation (ULDR), Section 47-24, the proposed plat requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate application and fee are required for PZ Board review, and a separate submittal is required for City Commission review. 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 ngarcia@fortlauderdale.gov or 954-828-8958.

RESPONSE: Informational.

2. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 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. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed. The applicant did not submit a waiver to the timeline requirements.

RESPONSE: Informational.

3. 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.

RESPONSE: The applicant held a meeting on October 9, 2023 and provided a letter to the City with the outcome and comments from the community.

4. The site is designated Employment Center 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.

RESPONSE: Informational.

5. 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. Confirm the square footage needed to be included in the note language.

RESPONSE: We have done so and she has provided the following note: This plat is restricted to 43,000 square feet of industrial use.

6. Discuss with Public Works and Engineering the future accessibility to adjacent facilities and any issues that may arise from creating the private drive (Hawkins Road).

RESPONSE: The applicant is currently working with them to create the private ingress/egress easement driveway.

7. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.

RESPONSE: Informational.

8. 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 Engineer 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.

RESPONSE: Informational.

GENERAL COMMENTS

Please consider the following prior to submittal for Planning and Zoning Board review:

1. A Site Plan application has not been submitted for the subject parcel. Upon completion of the platting process the applicant will be able to submit a site plan application.

RESPONSE: Informational.

2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments.

RESPONSE: Informational.

3. Additional comments may be forthcoming at the at the DRC meeting.

Comment Report: ENGINEERING
Member: Orlando Arrom

CASE COMMENTS:

1. The 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.

- a. The title commitment or Opinion of Title must have an effective date no more than a year prior to the date of submittal of the survey.

RESPONSE: The survey has been reviewed with the title commitment and resubmitted/uploaded.

- b. Provide copy of any encumbrances/ restrictions found within the property as indicated on Standard Title Commitment or Opinion of Title.

RESPONSE: Copies of the Title Certificate and the encumbrances have been uploaded.

- c. All existing Right-of-Way Easements, Ingress/Egress Easements, City & Private Utility Easements, etc. within property shall be accurately shown/labeled on Plat.

RESPONSE: They are depicted on the plat.

2. Plat depicts vacation of NW 35th Ave (Hawkins Rd), please be advised, city attorney staff has not concluded determination on the corresponding vacation process. Plat application approval may be conditional to right of way vacation application approval if deem necessary.

RESPONSE: Informational.

3. Provide letters from all franchise utility providers, including Public Works as appropriate, demonstrating their interests in maintaining or no objection to the vacation of this right-of-way.

- a. The letters should specifically state whether the utility owners have existing facilities within the right-of-way vacation area that will need to be relocated or abandoned.

RESPONSE: We have and will upload onto the portal.

- b. A surveyed location of the utilities shall be provided for staff review. Should relocation be necessary, the utility relocation plan shall be reviewed and approved prior to implementation.

RESPONSE: informational.

4. Please depict any additional easements that may need to be dedicated during the Site Plan approval process, including Utility Easement(s) that allow the City perpetual maintenance

Ms. Yvonne Redding
March 25, 2024
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access to existing public sewer, storm drain, and water infrastructure located within the proposed development.

RESPONSE: They are being worked on with the applicant and the different departments as to their location. After they are set, we will show them per their discussions.

5. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.

RESPONSE: The Development Review Report has been uploaded to the portal.

6. Please be advised, plat must be recorded prior to submittal for building permit unless Broward County Commission authorizes the building permits to be issued for an essential governmental facility Per Broward County Code of Ordinance Section 5-187.

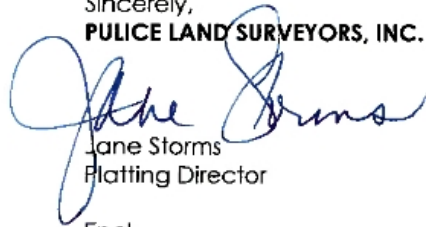
RESPONSE: The City Commission has approved a Tri-Party agreement to allow building permits before plat recordation. Broward County has approved the format and is recorded Instrument number: 119296508.

7. Additional comments may be forthcoming at the meeting.

RESPONSE: Informational

This concludes our responses to DRC comments. Thank you for your assistance with this project and if there are any questions or if we can be of further assistance, please give us a call.

Sincerely,
PULICE LAND SURVEYORS, INC.



Jane Storms
Platting Director

Encl.