



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 25, 2023

PROPERTY OWNER / APPLICANT: Full Gospel Church of Living God, Inc.

AGENT: Elizabeth Tsouroukdissian, Pulice Land Surveyors

PROJECT NAME: Bal Harbour Village Plat

CASE NUMBER: UDP-P23001

REQUEST: Plat Review: Bal Harbour Village Plat

LOCATION: 2201 NE 19th Street

ZONING: Residential Single Family/Low Medium Density District (RS-8) and Boulevard Business District (B-1)

LAND USE: Low-Medium Residential and Commercial

CASE PLANNER: Nancy Garcia



Case Number: UDP-P23001

CASE COMMENTS:

1. 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.
2. Provide copy of recorded documents related to any encumbrances/ restrictions within the property as indicated on Standard Title Commitment or Opinion of Title. In particular but not limited to the easement in deed book 153, pg. 97.
3. All existing Right-of-Way Easements, Ingress/Egress Easements, City & Private Utility Easements, etc. within property shall be accurately shown/labeled on Plat.
4. Confirm 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.
5. 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. Additional comments may be provided upon review of the plan.
6. Provide a signed and sealed conceptual engineering plan depicting proposed improvements in the city right of way per ULD section 47-24.5. The following items shall be provided:
 - a. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the 5' wide sidewalk along the adjacent NE 19th Street and NE 22nd Terrace per ULDR Section 47-24.5.E.3.e (Required subdivision improvements/Sidewalks).
 - b. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the required sanitary sewer laterals along the adjacent NE 19th Street and NE 22nd Terrace per ULDR Section 47-24.5.E.3.g (Required subdivision improvements/Sanitary sewers).
 - c. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the required pavement restoration (milling and resurfacing) along the adjacent NE 19th Street and NE 22nd Terrace per ULDR Section 47-24.5. E.3.g (Required subdivision improvements/Sanitary sewers).
7. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
8. Please be advised the plat must be recorded prior to submittal for building permit, and any applicable site plan review process.
9. Plat review and approval from the City Surveyor is required prior to requesting a sign off from the engineering staff for the Planning & Zoning Board meeting. Please coordinate the City Surveyor review with engineering staff assigned to this case.

Additional comments may be forthcoming at the meeting.



Case Number: UDP-P23001

CASE COMMENTS:

Please review the following comments to consider as you move forward to submit plans in the future for residential single-family homes on the proposed Bar Harbor Village Plat (lots 7,8,9,10). Presently you are proposing a plat review at this time.

1. At the time of building permit application all (FFE) finish floor elevations shall be at BFE 7' NAVD 88 + 1' freeboard = 8' NAVD 88. This includes the equipment pad that any AC units or generators will sit on. The preliminary flood map is 388J, AE, BFE 7 feet. The 2014 FIRM 388H/AE/BFE 5' NAVD 88.
2. Site plans shall provide the following **per Sec 14-6**. Show the Delineation of flood hazard areas, and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development. To include the location of the proposed activity and proposed structures, and locations of existing buildings and structures.

Informational Items

(Code of Ordinances, Chapter 14),

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=COOR_CH14FLMA

Florida Building Code (7th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale Flood Ordinance

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeld=COOR_CH14FLMA



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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 Commercial and Low-Medium Residential 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.
6. Staff reserves the right review the plat again based on any changes made to the plat during full agency review.
7. 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.



Subdivision Regulations Review (ULDR, Section 47-24.5)

8. Pursuant to **ULDR, Section 47-24.5.D.1.n**, all existing Right-of-Way Easements, Ingress/Egress Easements, City & Private Utility Easements, etc. within the property shall be accurately shown and labeled on Plat. Please confirm 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.
9. Pursuant to **ULDR, Section 47-24.5.D.3.c.ii**, detached single-family and duplex dwellings within the RS-8 district shall provide lot sizes not less than seven thousand five hundred (7,500) square feet in lot area and a width of seventy-five (75) feet. The proposed residential lots (Lots 1-9) shall be revised to meet the aforementioned ULDR requirement.

Adequacy Requirements Review (ULDR, Section 47-25.2)

10. Pursuant to **ULDR, Section 47.25.2.F**, this plat is subject to a park impact fee, based on the number of residential units indicated in the plat note. Note, the impact fee must be paid prior to issuance of a building permit for the project.
11. Pursuant to **ULDR, Section 47-25.2.M.5**, the application may be subject to a dedication of right-of-way per the Broward County Trafficways Plan (NE 19th Street and NE 22nd Terrace). The dedication shall be depicted on the plat/plans and noted as dedication. Setbacks and other applicable ULDR measurements must be measured from the new property line.
12. Pursuant to **ULDR, Section 47-25.2.M.6**, a 5' sidewalk (including, but not limited to, pedestrian crossing and other pedestrian facilities) shall be provided to encourage safe and adequate pedestrian movement on-site and along the adjacent NE 19th Street and NE 22nd Terrace. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards. Please refer to Comment 6a from the Engineering Division's Memorandum below:
 - a. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the 5' wide sidewalk along the adjacent NE 19th Street and NE 22nd Terrace per ULDR Section 47-24.5.E.3.e (Required subdivision improvements/Sidewalks).
13. Pursuant to **ULDR, Section 47.25.2.J**, for all development including residential units, shall provide a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit. The applicant's narrative indicates ongoing coordination with Broward County Public Schools.

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 platting 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.