



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 24, 2019

APPLICANT: McLaughlin Engineering Company

PROJECT NAME: 2050 Cypress Creek Plat

CASE NUMBER: PL19004

REQUEST: Plat Review

LOCATION: 2050 W. Cypress Creek Road

ZONING: General Aviation Airport (GAA)

LAND USE: Employment Center

CASE PLANNER: Tyler Laforme



Case Number: PL19004

CASE COMMENTS:

Please provide a written response to each of the following comments:

1. Provide written documentation that proposed Plat meets the City's plat requirements per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.5 (Plat/Subdivision Criteria).
2. 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.
3. All existing Right-of-Way Easements, Ingress/Egress Easements, City & Private Utility Easements, etc. within property 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.).
4. 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.
5. Route the plat to the City's Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Board meeting.
6. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
7. Check for required Right-of-Way and/or Right-of-Way Easement dedications, to complete half of Right-of-Way section per the current Broward County Trafficways Plan.
8. 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.
9. 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.
10. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Dennis R. Girisgen, Florida P.E. Registration No. 50207.
11. Additional comments may be forthcoming at the meeting.



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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 General Aviation Airport (GAA) district 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, Tyler Laforme for more information at 954-828-5633.
4. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
5. Discuss any right-of-way requirements with the City's Engineering Design Manager.
6. Coordinate need for easements with the franchise public utilities.
7. If the site plan does not match the NVAL lines on the plat, an NVAL line amendment application will be required.
8. The proposed use must comply with the zoning requirements and permitted uses in ULDR Sec. 47-14.10; General Aviation District. Clarify the "41,000 square feet of commercial use" for your project.
9. Please contact Jean-Paul Perez, Broward County Planning and Development Division at 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. This plat is not subject to park impact fees, based on the proposed non-residential development.
11. Please contact Thuy (twee) Turner, AICP, Broward County Planning and Development Division 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.
12. 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.

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

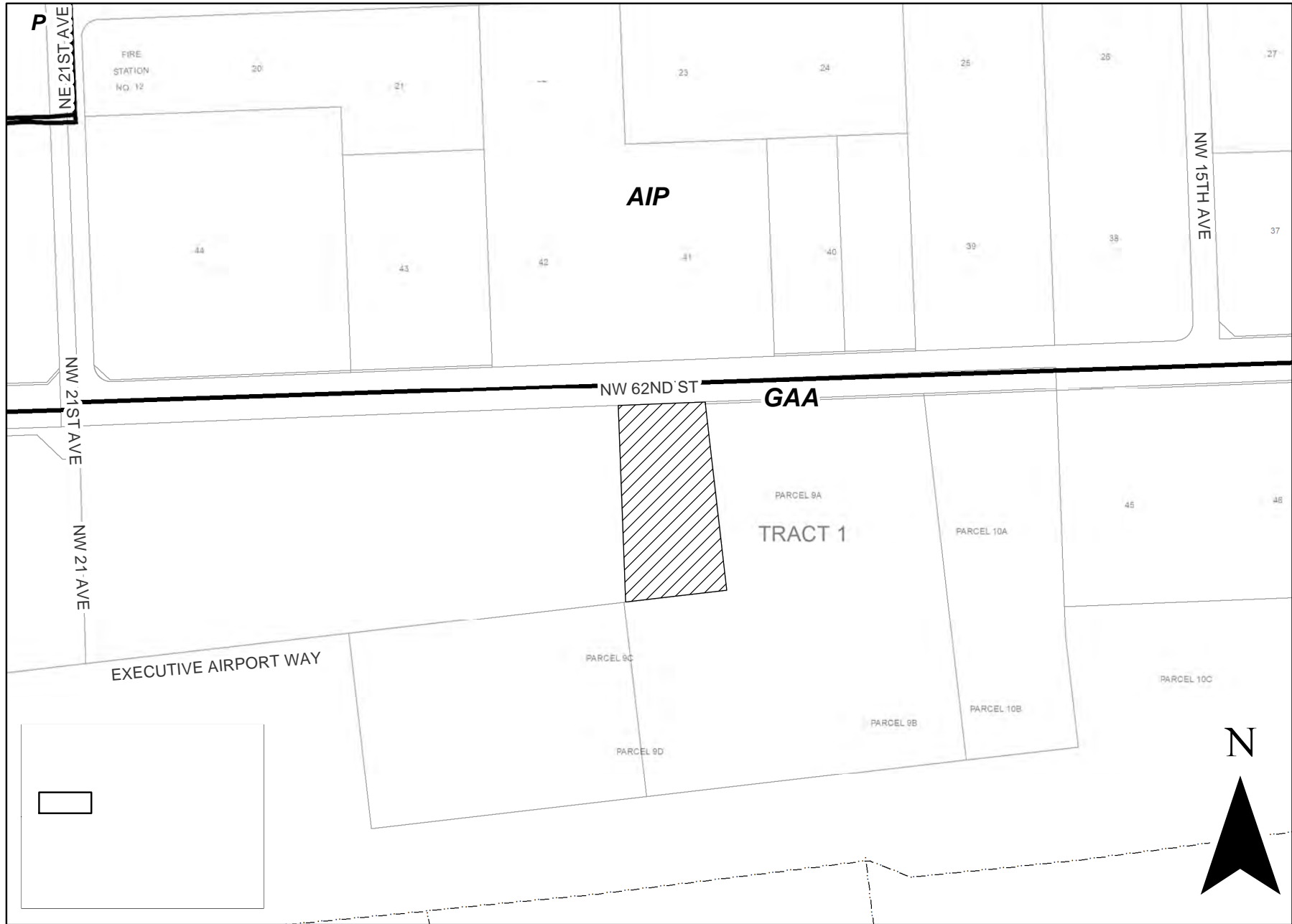
Advisory Comments

14. Be advised that in regard to physical, communication, and radar obstructions, the FAA requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Pre-PZ, Pre-CC and/or Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
15. Be aware that per ULDR Section 47-14.21, along the south side of NW 62 Street a 100-foot building setback will be required.

GENERAL COMMENTS

The following comments are for informational purposes.

16. Provide a written response to all DRC comments within 180 days.
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 case planner (Tyler Laforme 954-828-5633) to review project revisions and/or to obtain a signature routing stamp.
18. Additional comments may be forthcoming at the DRC meeting.



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