



## **DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT**

**MEETING DATE:** January 9, 2018

**APPLICANT:** 1955 Chula, LLC.

**PROJECT NAME:** Chula Plat

**CASE NUMBER:** PL18001

**REQUEST:** Plat Review

**LOCATION:** 1955 SW 30th Terrace

**ZONING:** RS6.85B (One-Family Detached Dwelling)

**LAND USE:** Irregular 6.85

**CASE PLANNER:** Yvonne Redding



Case Number: PL18001

**CASE COMMENTS:**

Please provide a response to the following:

1. Comments may be forthcoming.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.

Case Number: PL18001

**CASE COMMENTS:**

Please provide a response to the following:

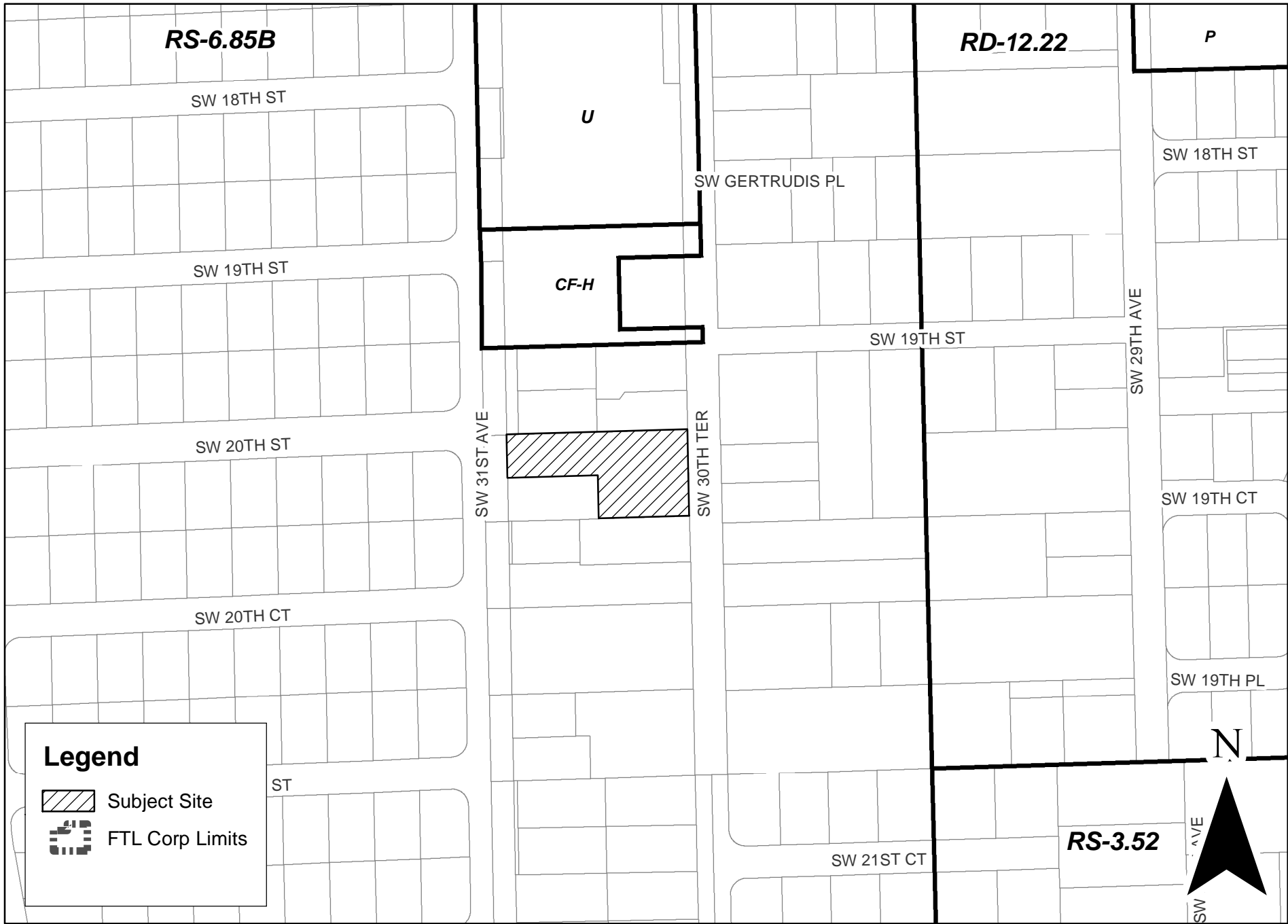
1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>. Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated IRREGULAR 6.85 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. Provide written narrative addressing the proposed plans for the existing structure and/or structures. Please provide a current survey of the parcel where the existing structure and/or structures are located. The City cannot process an application that would create a non-conforming condition on the subject properties. The existing structures, if they are to remain, must meet all the applicable ULDR regulations for RS-6.85B as shown in ULDR Sec.47-39.A, Melrose Park and Riverland Road
4. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission (CC). A separate application and fee is required for PZB review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements pursuant to the Unified Land Development Regulations (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, Nicholas Kalargyros for more information at 954-828-5193.
5. 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. Sec. 47-25.2, Adequacy Requirements
  - b. Sec. 47-24.5, Subdivision Regulations
6. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to the PZB submittal. The signoff for the City Surveyor will be routed by Planning Staff.
7. Please contact Development Management and Environmental Review Section Planning and Redevelopment Division of Broward County at 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please provide staff written response from the County.
8. Discuss any right-of-way requirements with the City's Engineering Design Manager.
9. Coordinate need for easements with the franchise public utilities and provide said easements on the plat.

10. 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 CC, 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 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.
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. Please consider the following prior to submittal for Final Development Review Committee ("DRC"):
13. Provide a written response to all DRC comments within 180 days.
14. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZ sign-off, please schedule an appointment with the project planner (954-828-6495) to review project revisions and/or to obtain a signature routing stamp.
15. Additional comments may be forthcoming at the DRC meeting.



# PL18001