



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 26, 2018

APPLICANT: Powerline Center, LLC.

PROJECT NAME: Powerline Center

CASE NUMBER: PL18008

REQUEST: Plat Review

LOCATION: 5900 N Powerline Road

ZONING: Industrial (I)

LAND USE: Industrial

CASE PLANNER: Yvonne Redding



Case Number: PL18008

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). Per ULDR Section 47-24.5.D.1.i, Right-of-Way dedication and/or permanent Right-of-Way Easement along east side of State Road 845 / Powerline Road / NW 9th Avenue (coordinate with FDOT), to complete half of 120' Right-of-Way section per the most current Broward County Trafficways Plan. Per ULDR Section 47-24.5.D.p, provide portion of 25' corner chord Right-of-Way dedication or permanent Right-of-Way Easement on southeast corner of State Road 845 / Powerline Road / NW 9th Avenue & 59th Court intersection (coordinate with FDOT). Please update both narratives as appropriate.
2. 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 are consistent with any land use restrictions shown on the Plat.
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. 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.
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. Prior to obtaining City Engineer signature on final mylar plat, show/reference Book & Page Number for Right-of-Way dedication and/or Right-of-Way Easement recordation.
7. Additional comments may be forthcoming at the meeting.



Case Number: PL18008

CASE COMMENTS:

Please provide a response to the following:

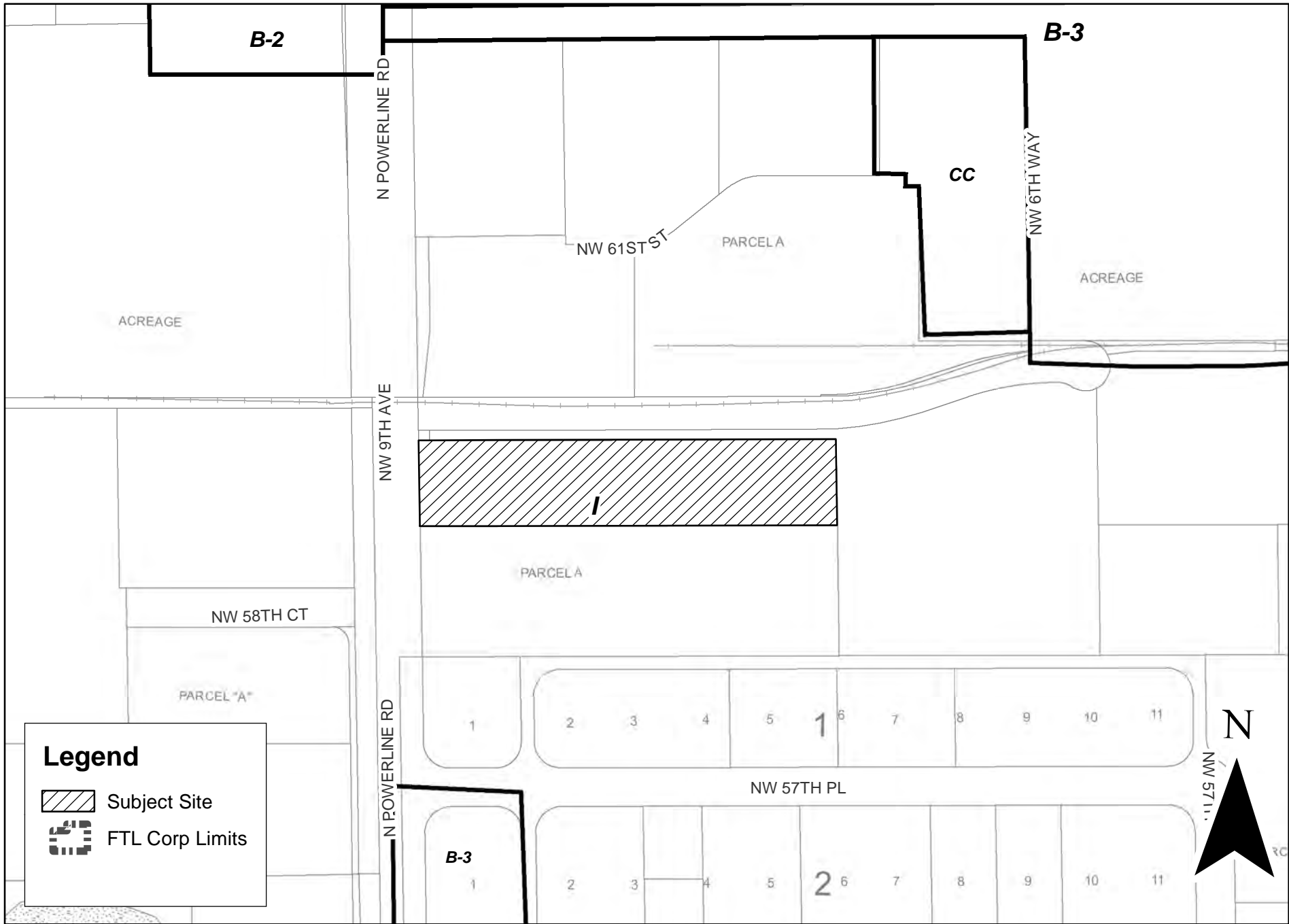
1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
2. The site is designated Industrial 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 is 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 City Commission 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.
4. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
5. Verify that the 30' opening along NW 9th Avenue aligns with the proposed site plan.
6. Coordinate need for easements with the franchise public utilities and provide said easements on the plat.
7. Please contact Thuy (twee) Turner, AICP, Broward County Planning and Development Division tturner@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.
8. 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 (1½) 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.
9. 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.

10. Provide a written response to all Development Review Committee comments within 180 days.
11. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the case planner Yvonne Redding via email at YRedding@fortlauderdale.gov to review project revisions and/or to obtain a signature routing stamp.
12. Additional comments may be forthcoming at the Development Review Committee meeting.



PL18008

