



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** December 11, 2018

**APPLICANT:** Beach Boys Plaza, Incorporated

**PROJECT NAME:** Beach Boys Plaza Plat

**CASE NUMBER:** PL18010

**REQUEST:** Plat Review

**LOCATION:** 401 S Fort Lauderdale Beach Boulevard

**ZONING:** A-1-A Beachfront Area (ABA)

**LAND USE:** Central Beach Regional Activity Center  
(C-RAC)

**CASE PLANNER:** Yvonne Redding



Case Number: PL18010

**CASE COMMENTS:**

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

1. Per ULDR Section 47-24.5.D.1.I, provide Right-of-Way Easement dedication along east side of State Road A1A / Seabreeze Boulevard, to complete half of 85' Right-of-Way section per the most current Broward County Trafficways Plan. Please confirm with Florida Department of Transportation (FDOT) and/or Broward County (DG McGuire) as to the accuracy of State Road A1A / Seabreeze Boulevard existing Right-of-Way centerline as shown adjacent to the proposed development (due to irregular alignment), which is the basis for proposed Right-of-Way Easement configuration.
2. Per ULDR Section 47-24.5.D.1.I, provide Right-of-Way Easement dedication along west side of State Road A1A / Atlantic Boulevard, to complete half of 73' Right-of-Way section per the most current Broward County Trafficways Plan. Please provide written documentation from FDOT and/or Broward County (DG McGuire) if Right-of-Way Easement dedication will not be required for this project.
3. Show/label on Plat all existing easements/encumbrances within (and adjacent to) property, which should be consistent with corresponding Record Land Survey. Delineations of existing 15' Utility Easement/Public Right-of-Way Easement and 10' Right-of-Way along east property boundary are difficult to identify on Record Land Survey, and there appears to be discrepancies with the Plat. Please also confirm with City Surveyor if previously vacated Right-of-Way along north property boundary, as shown on Record Land Survey, should be carried forward and shown on Plat.
4. Confirm if existing 10' FPL Easement that runs east-west through middle of the property (as shown on Plat) should be retained with current configuration, since it will be in conflict with the proposed building footprint.
5. Show/label limits of proposed Non-Vehicular Access Line (NVAL) along State Road A1A / Seabreeze Boulevard on corresponding Site Plan, so that location of proposed driveway access points/widths can be reviewed for consistency.
6. Route the Plat to City Surveyor for review/approval prior to requesting sign-off from Engineering staff for Planning & Zoning Board meeting.
7. Please be advised that Plat must be recorded at Broward County prior to submittal for building permit, and that this will be a condition of Final Development Review Committee (DRC) Site Plan approval.
8. Additional comments may be forthcoming at the meeting.



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**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 C Regional Activity 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.
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 Non-vehicular access lines align 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](mailto: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.

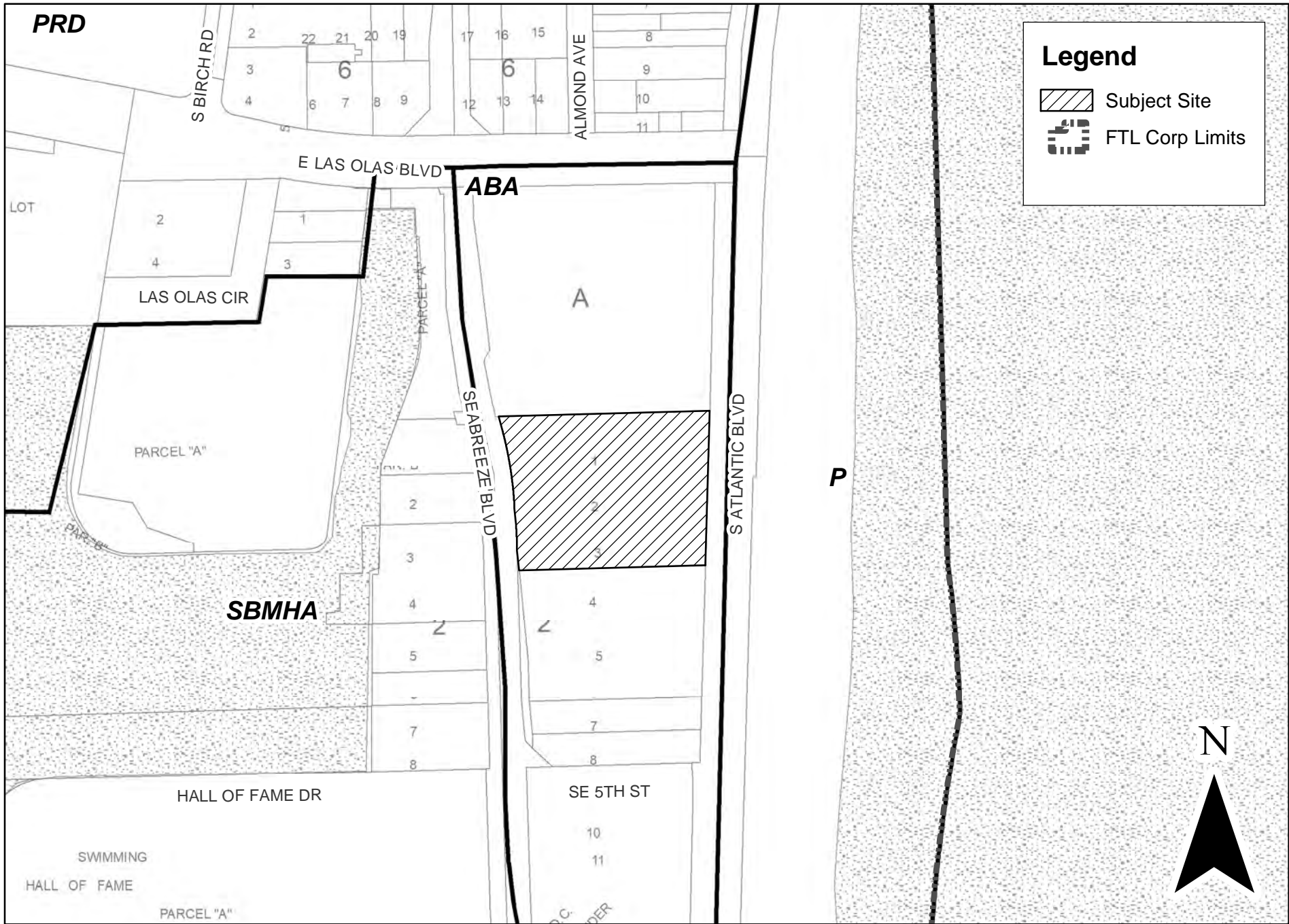


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**GENERAL COMMENTS**

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](mailto: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.



# PL18010

