



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: August 13, 2019

APPLICANT: Page 32, LLC, Angelyn Whiddon, and Laurel Jelstrom

PROJECT NAME: Whiddon Family LLC. Land Use Plan Amendment

CASE NUMBER: L17001

REQUEST: Land Use Plan Amendment

LOCATION: .1151 SW 9th Avenue

ZONING: Residential Single Family/Low Medium Density (RS-8)

LAND USE: Low-Medium Density Residential

CASE PLANNER: Lorraine Tappen



Case Number: L17001

RIGHT-OF-WAY / EASEMENT DEDICATION(S) REQUIRED PER ULDR SECTION 47-25.2.M.5:

- a. 25' corner chord Right-of-Way Easement dedication on northwest corner of State Road 736 / W Davie Boulevard & SW 9th Avenue intersection per ULDR Section 47-24.5.D.p.
- b. Easement dedication(s) required for perpetual City maintenance access to existing sewer and water infrastructure along the private street (i.e. Pina Del Rio) running east-west street through the site to be developed, including portion of water main that connects the west end of Pina Del Rio to State Road 736 / W Davie Boulevard.

CASE COMMENTS:

A. Prior to Final DRC Engineering review and sign-off, please provide a written response to the following comments in Section A:

1. Provide survey of entire site to be developed as part of proposed Land Use Plan Amendment, on one sheet (i.e. in addition to separate surveys provided for each of the land parcels).
2. Verify sheet 10 - Drainage analysis – Buildings and Off Site Discharge- Should comply with ULDR Section Sec. 47-25.2 as well as the requirement that the 25-year, 3-day storm event to be maintained on site with zero discharge to Right-of-Way and adjacent properties. Also it should comply with the City of Fort Lauderdale Comprehensive Plan (Ordinance C-08-18), Objective 4.1 under Infrastructure Elements. Also, drainage mitigation is required for any impacts within adjacent City of Fort Lauderdale Right-of-Way, which meets or exceeds the 10-year/1-day storm event drainage criteria.
3. Meet or provide statement to satisfy the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info/development-review-committee-service-demand-calculations-for-water-sewer>
 - b. Coordinate all transportation related requirements with Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
4. Provide a plan showing all existing utilities on site as well as in the vicinity of the site (water, sanitary sewer, storm drainage) specifying utility type, material and size.
5. For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



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6. Additional comments may be forthcoming at the DRC meeting and once additional/revise information is provided on plans.



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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>).
2. The proposed project requires review and approval by the Planning & Zoning Board (PZB) and City Commission. A separate application and fee are required for PZB and City Commission submittal, and the applicant is responsible for all public notice requirements (Section 47-27, ULDR). Note: The City Clerk's office requires 48 hours' notice prior to Commission meeting if a computer presentation is planned (i.e. *PowerPoint*), to be provided on a flash drive and a copy submitted to the City Clerk
3. Pursuant to Public Participation requirements of ULDR Sec. 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of the application to the Planning and Zoning Board (PZB), a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting;
 - b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the Planning and Zoning Board. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record;
 - c. Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied
4. Provide the following changes to the Land Use Amendment application:
 - a. Add summarized evaluation of impact on water plant capacity to Item 6.B.3 from the Water and Wastewater Capacity Availability Letter.
 - b. Provide letter from City Engineer or Public Works Department verifying Items 6.C1-5 and include as Exhibit G.
 - c. Revise the analysis of park acreage in Item 6.E.4 using a total of 977.5 acres which includes 956.5 acres from the 2016 Parks Master Plan inventory, the 3-acre Riverland Park, and 10% of Birch State Park (18 acres). You can find a link to the Parks Master Plan at the following link <https://www.fortlauderdale.gov/home/showdocument?id=19637>. In lieu of the inventory in Exhibit 1, Maps 2-1 and Map 2-2 from the Parks Master Plan can be inserted into the report.

5. Please provide information on how this amendment and subsequent site plan will affect the remaining single-family residential lots abutting this site and how the private drive providing access to these properties will be affected. Please also include this information as part of the analysis of traffic impacts, proposed ingress/egress locations and discuss any specific anticipated improvements for pedestrian mobility and safety.
6. In accordance with Section 47-25.5.P. of the ULDR, a phase I archaeological survey of the subject property must be conducted prior to the approval of site or development plans, and prior to any ground disturbance activities, the survey should be designed to include testing in vicinity of the two existing structures in the west of the parcel. There is a low-to-moderate probability for the occurrence of potentially significant archaeological deposits within the subject property, with increased potential in the west-central area of the property.
 - a. The survey shall be conducted by a professional archaeologist who meets the Secretary of the Interior professional standards (36 CFR part 61 as amended) and all work shall conform to Chapter 267, Florida Statutes and the professional Standards set forth in Chapter 1A-46 Florida Administrative Code.
 - b. Fieldwork shall include subsurface shovel testing and shall conform to the "guidelines for identification, evaluation, recordation, and treatment of cultural resources" set forth in Module Three of the Florida Division of Historical Resource's Cultural Resource Management Standards and Operational Manual. The study shall consist of medium/high interval (recommend 15m intervals) subsurface shovel testing and the investigation report shall include a determination of significance and effect on any identified archaeological or historical resources within the property and recommendations as appropriate.
 - c. A final survey report shall be submitted to the City's Historic Preservation Planner, Trisha Logan (tlogan@fortlauderdale.gov / 954-828-7101) for review of completion, determination of effects and/or significance, and approval or approval with conditions. The report should include further recommendation and mitigation strategies and identify the disposition of any archaeological collections as appropriate.

In the event that unmarked human remains are encountered then excavation in the vicinity of the find shall halt immediately and the archaeologist shall alert the City's historic preservation staff to coordinate the discovery and take measures to implement Chapter 872.05 Florida Statutes as it pertains to the discovery of unmarked human remains.

Comments based on review of project site by Coastal Archaeology and History Research, Inc., Archaeology Consultant for the City of Fort Lauderdale.

GENERAL COMMENTS:

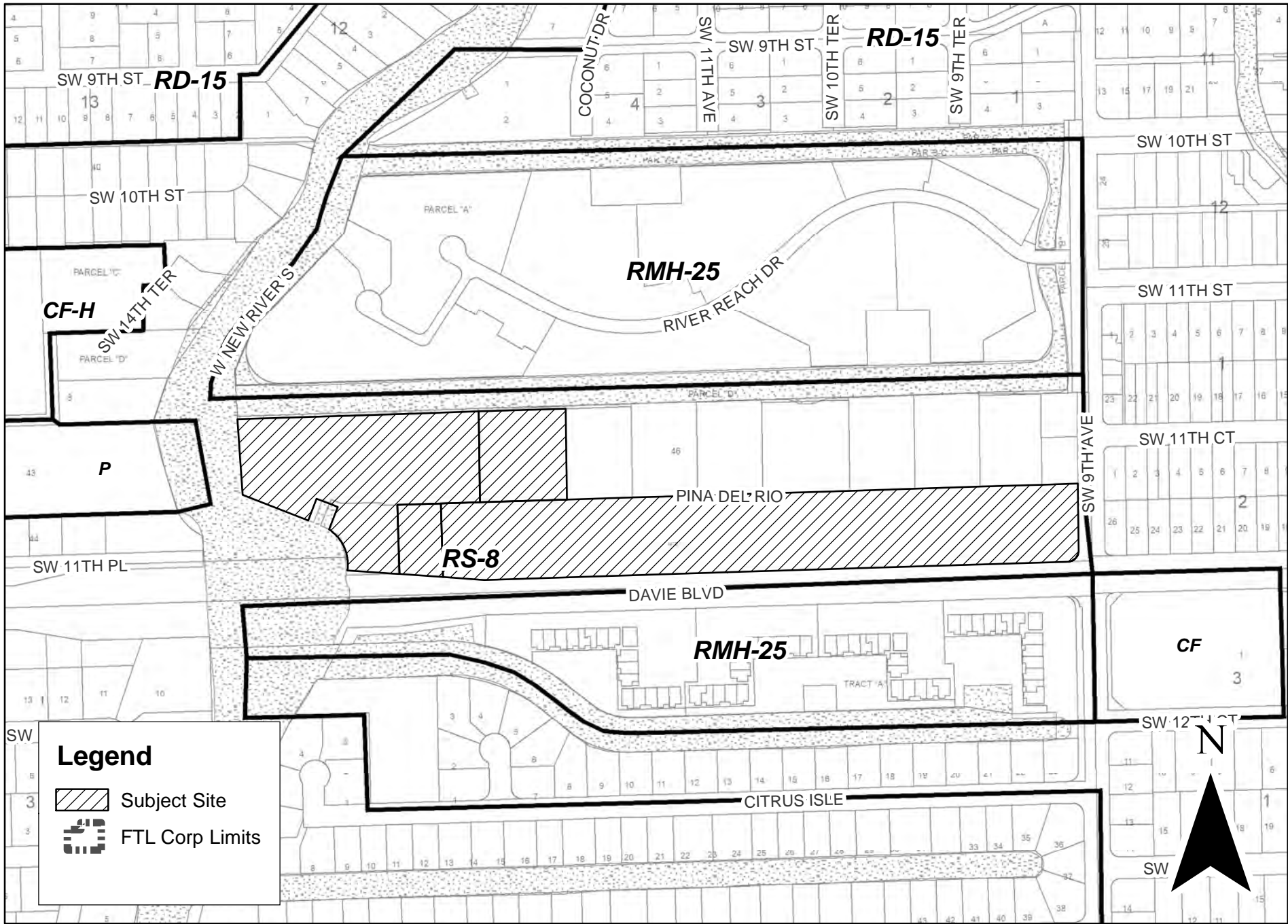
The following comments are for informational purposes.

7. The proposed project requires review and local land use plan recertification by the Broward County Planning Council.
8. Broward County Planning Council staff is recommending that an acreage verification be submitted prior to the preparation of an amendment application to reduce discrepancies. Please contact Barbara



Blake Boy (phone: 954-357-6982, email: bblakeboy@broward.org) and the Broward County Planning Council for more information.

9. The proposed project requires review and approval by the Broward County Commission.
10. Pursuant to Sec. 163.3184 of the Florida Statutes, the proposed project requires review by the Florida Department of Economic Opportunities (and other applicable state agencies) for the adoption of comprehensive plan amendments.
11. Provide a written response to all DRC comments within 180 days.
12. Additional comments may be forthcoming at the DRC meeting.



L17001

