

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-P25001



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-P25001
PROJECT NAME	Bayview 1100 Plat
APPLICATION TYPE	Plat Review
APPROVAL LEVEL	DRC, Planning and Zoning Board Approval, City Commission Approval
REQUEST	Boundary Plat
APPLICANT	Sunrise and Bayview Partners, LLC.
AGENT	Jeff Hodapp, Perimeter Surveying and Mapping, Inc.
PROPERTY ADDRESS	1100 Bayview Drive
GENERAL LOCATION	Coral Ridge South Add 24-41 B Lot 1,2 Blk 1 And Bay Park Revised Plat 25-15 B Tr 5 W 130
ZONING DISTRICT	Residential Multifamily Mid Rise/ Medium High Density (RMM-25) and Residential Multifamily High Rise/High Density (RMH-60)
LAND USE	High Residential
COMMISSION DISTRICT	1 - John Herbst
NEIGHBORHOOD ASSOCIATION	Coral Ridge Association
SUBMITTAL	February 3, 2025
COMPLETENESS ISSUED	February 7, 2025
EXPIRATION	August 7, 2025 (180 Days)
WAIVER	Not Requested
CASE PLANNER	Yvonne Redding, Urban Planner III

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



Case Number: UDP-P25001

CASE COMMENTS:

1. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that scope of Site Plan improvements is consistent with any land use restrictions shown on the Plat. Additional comments may be provided upon review of the plan.
2. Discuss status of existing 2.5' feet utility easement (P.B. 24, PG.410) shown on proposed plat, which may be in conflict with proposed building and other structures. Please be advised that vacation of any platted Utility Easement requires a separate DRC submittal, DRC staff support, and City Commission approval.
 - a. Provide a copy of the recorded document.
3. Provide a signed and sealed conceptual engineering plan depicting proposed improvements in the city right of way per ULD section 47-24.5. The following items shall be provided:
 - b. Prior to this plat being scheduled for City Commission review/approval, the developer shall provide a bond to the City for 100% of the construction cost for the 5' wide sidewalk along the adjacent NE 11th Street and NE 11th Court per ULDR Section 47-24.5.E.3.e (Required subdivision improvements/Sidewalks).
4. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
5. Provide Development Review Report & Notification of Readiness document issued by the Broward County Urban Planning Division.
6. Confirm if there are any 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.
7. 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.
8. Update plat document signature page, under 'CITY ENGINEER SIGNATURE' to: Benjamin Restrepo, Florida P.E. Registration No. 83898.
9. Plat review and approval from City Surveyor is required prior to requesting a sign-off from the engineering staff for Planning & Zoning Board meeting. Please coordinate City Surveyor review with engineering staff assigned to this case.

Additional comments may be forthcoming at the meeting.



Case Number: UDP-P25001

CASE COMMENTS:

- a. Stormwater Operations does have stormwater concerns as they relate to this plat review.
- b. As depicted in the stormwater atlas below our concerns are tied to the following
 - i. Existing stormwater infrastructure that runs parallel to the parcel
 - 1. 3 inlets
 - 2. 3 > 24 in gravity mains
 - ii. Private but connected privately owned stormwater infrastructure that will need to be properly abandoned
 - 1. I would recommend that the contractor be obligated to conduct a pre and post CCTV of all City owned stormwater assets currently connected to document the condition of the existing pipe prior to the abandonment.



Case Number: UDP-P25001

CASE COMMENTS:

Please provide a response to the following:

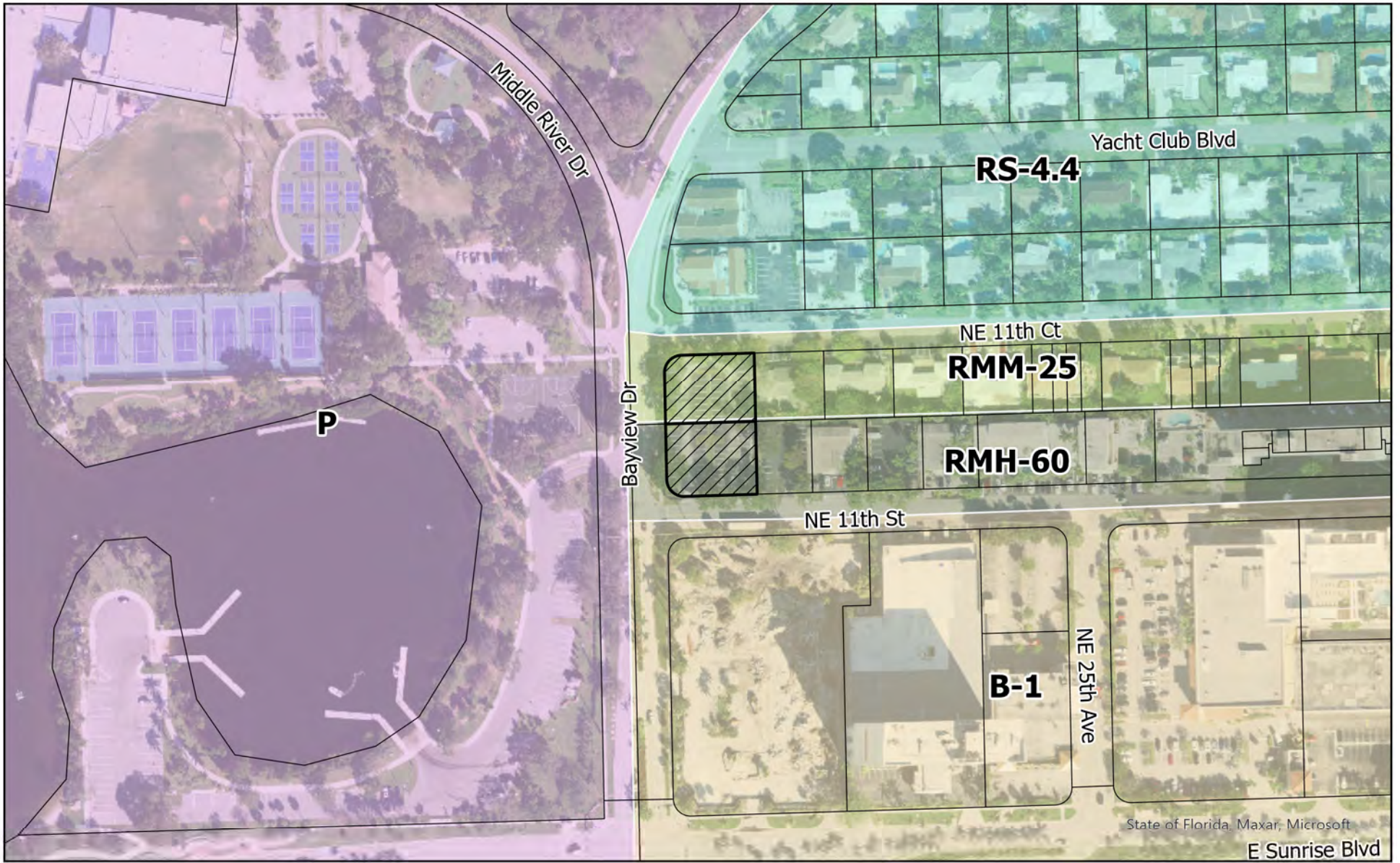
1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before August 7, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
2. 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.
3. The site is currently designated High Residential on the City's Future Land Use Map which would permit the proposed use in this designation. This is not a determination on consistency with the Comprehensive Plan, Goals and Objectives and Policies.
4. The proposed project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. A separate fee is required for Planning and Zoning Board and 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, Yvonne Redding for more information at 954-828-6495.
5. No final plat of any subdivision shall be approved unless the subdivider files 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 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.
6. 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) Section 47-25.2, Adequacy Requirements
 - b) Section 47-24.5, Subdivision Regulations
7. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
8. This plat is subject to a park impact fee, based on the number of units indicated in the plat note. Note, the impact fee must be paid prior to issuance of a building permit for the project.



GENERAL COMMENTS

The following comments are for informational purposes.

1. Additional comments may be forthcoming at the DRC meeting.



UDP-P25001

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

