



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** June 12, 2018

**APPLICANT:** The Palms at River Oaks, LLC.

**PROJECT NAME:** The Palms at River Oaks

**CASE NUMBER:** V18003

**REQUEST:** Right-of-Way Vacation: Alley

**LOCATION:** West of SW 19th Avenue, north of SW 24th Street, east of Interstate 95 and south of SW 23rd Street

**ZONING:** Residential Single Family Duplex/Medium Density District (RD-15)

**LAND USE:** Medium Density Residential

**CASE PLANNER:** Lorraine Tappen / Adam Schnell (as Support)

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**CASE COMMENTS:**

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

1. Provide written documentation that proposed Vacation of Rights-of-Way meets the City's Criteria for Review per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.6 (Vacation of ROW Requirements).
2. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Right-of-Way vacation are consistent with Site Plan.
3. Please contact City's Public Works Department, Rick Johnson at [rjohnson@fortlauderdale.gov](mailto:rjohnson@fortlauderdale.gov) or 954-828-7809 for water and sewer utilities, and Elkin Diaz at 954-828-6539 or [ediaz@fortlauderdale.gov](mailto:ediaz@fortlauderdale.gov) for stormwater infrastructure, to verify and determine whether there are any public utilities present within the Right-of-Way to be vacated. A surveyed location of the utilities shall be provided to staff for review. In addition, full cost of relocation of any utility shall be borne by the Applicant, and the relocation plan shall be reviewed and approved by the City's engineering department prior to the relocation implementation. Please be advised there is a 2 inch water service to the City property to the west within the right of way proposed to be vacated.
4. City's Public Works Department has plans to develop the City owned property to the west of this site. Please contact Rares Petrica (Public Works) at 954-828-6720 or [rpetrica@fortlauderdale.gov](mailto:rpetrica@fortlauderdale.gov) for coordination with proposed City project and right of way vacation.
5. Provide letters from all franchise utility providers, including Public Works, demonstrating their interests in maintaining or no objection to the vacation of this Right-of-Way; the letters should specifically state whether or not the franchise utility providers have existing facilities within the Right-of-Way vacation area that will need to be relocated or abandoned.
6. Submit the stamped copy of the surveyor's sketch and description to the City's Surveyor for his review of the legal description of the Right of Way considered for vacation and his approval. Then, route the surveyor's sketch to the Land Development Manager or designee for signoff prior to submittal to the case planner for final authorization to present this item to the City Commission. Please be advised vacation of the southern 6 feet of the right of way will require written authorization from property owner to the south.
7. Please be advised that the vacating ordinance shall not be in full force and effect until an Engineer's Certificate is executed by the City Engineer or designee. This Engineer's Certificate shall be executed by the proper authorities and recorded in the public records of Broward County. A copy of the recorded certificate is to be provided to the City upon recordation. The City Engineer's certificate shall also state that all the existing facilities within the vacated Right-of-Way have been relocated or abandoned.
8. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Rights-of-Way approval process, including Utility Easement(s) that allow the City perpetual maintenance access to existing public sewer, storm drain, and water infrastructure, and Access Easement(s) that mitigate an otherwise dead-end Alley condition.

As applicable, provide documents such as easement and/or right-of-way deed, joinders, consents and Attorney's Opinion of Title. Please refer to City's Web site:



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<http://fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> (under 'Engineering Forms' and 'Dedicated Public Rights of Way and Easements') or click on <http://www.fortlauderdale.gov/home/showdocument?id=1558>.

9. 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 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 PZ Board review, and a separate submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Sec. 47-27).
3. 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. 47-24.6.A.4, Criteria for Right-of-Way Vacation
4. The city intends to use the city-owned property to the west of the subject site for a stormwater preserve. Access to this site should be coordinated with Rares Patrica, Public Works Senior Project Manager, Phone (954) 828-6720, [RPetrica@fortlauderdale.gov](mailto:RPetrica@fortlauderdale.gov) in Public Works in regards to the City's interest in maintaining access to the preserve site.
5. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
6. Letters need to be provided from AT&T and the City of Fort Lauderdale Public Works Department indicating no objections to the vacation. If any easements are required, legal and easement documents must be provided prior to item being scheduled for Planning and Zoning Board. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to Planning and Zoning Board submittal.
  - a. Contact Information as follows:

<b>AT&amp;T</b> <b>Dyke Tittle</b> <b>954-577-5602</b> <a href="mailto:dt5431@att.com">dt5431@att.com</a>	<b>Public Works</b> <b>Elkin Diaz</b> <b>954-828-6539</b> <a href="mailto:Ediaz@fortlauderdale.gov">Ediaz@fortlauderdale.gov</a>
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7. Provide a conceptual site plan to indicate how the site will be developed.
8. Application documentation does not include plat history. If the subject property has been platted, please provide documentation.

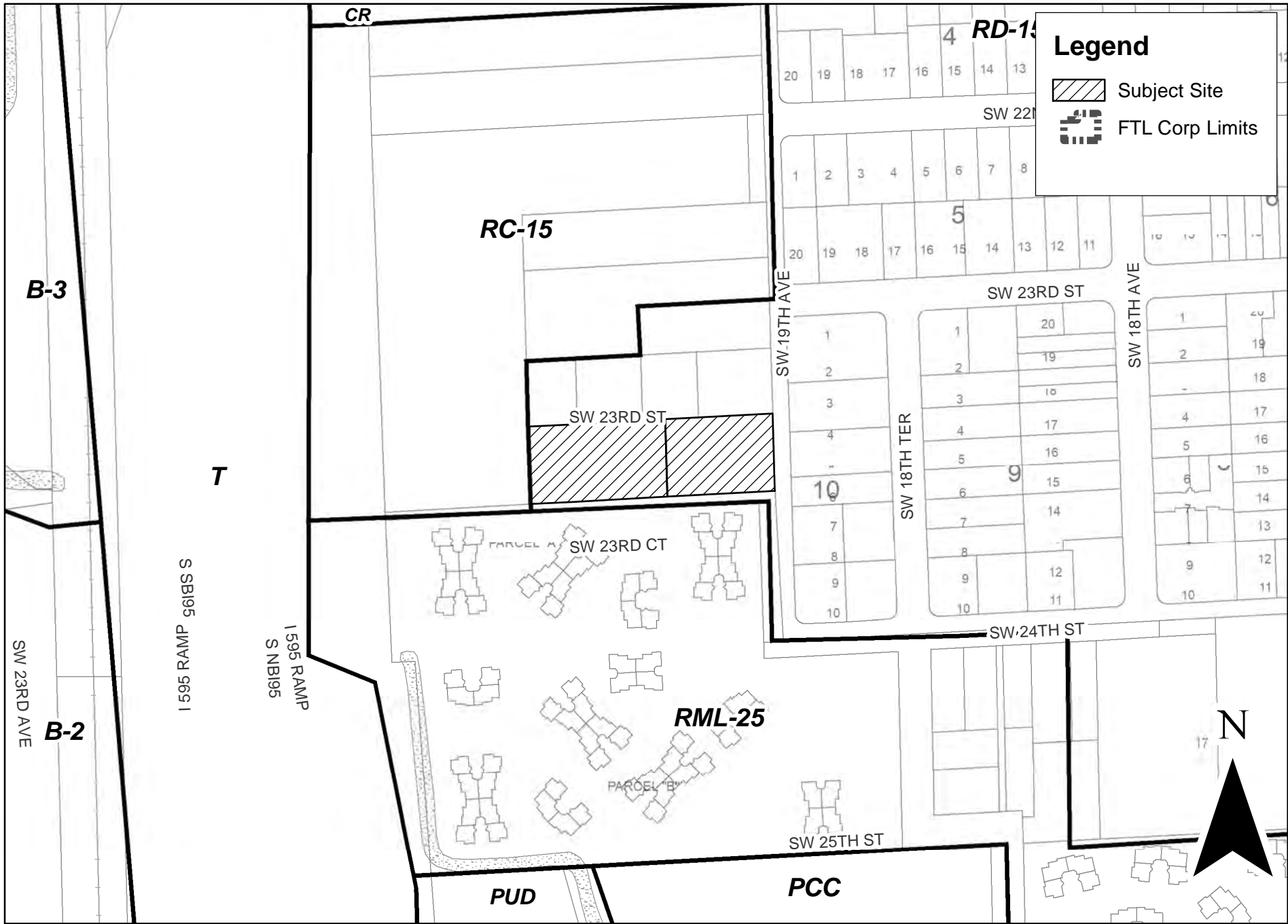


9. SW 23<sup>rd</sup> Court is shared by Marino Oaks Condos to the south of the proposed 12' right-of-way vacation. A letter of no objection needs to be obtained from the condo association prior to being scheduled for the Planning and Zoning Board.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

10. The ordinance approving the right-of-way vacation shall be recorded in the public records of the County within (30) days after adoption.
11. Prior to the accompanying Plat Application moving forward, the Vacation Application needs to be approved by the City Commission.



V18003

