



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: March 26, 2019

APPLICANT: Fort Lauderdale Community Redevelopment Area

PROJECT NAME: West Village Right-of Way Vacation

CASE NUMBER: V19002

REQUEST: Vacation of Right-of-Way

LOCATION: North/South Right-of-Way between
NW 5th Street and NW 6th Street

ZONING: Northwest Regional Activity Center –
Mixed Use west (NWRAC-MUw) and
Residential Multifamily Mid Rise/ Medium High
Density (RMM-25)

LAND USE: Northwest Regional Activity Center (NW-RAC)

CASE PLANNER: Linda Mia Franco



Case Number: V19002

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 a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar.
3. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Alley vacation are consistent with Site Plan.
4. Please contact City's Public Works Department, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809 for water and sewer utilities, and Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov for stormwater infrastructure, to verify and determine whether there are any public utilities present within the alley to be considered for vacation. If so, a surveyed location of the utilities shall be provided to staff for review, the full cost of relocation of the utilities shall be borne by the Applicant, and the utility relocation plan shall be reviewed and approved by the City's Public Works Department prior to implementation.
5. Provide letters from all franchise utility providers, including Public Works as appropriate, demonstrating their interests in maintaining or no objection to the vacation of this Alley; the letters should specifically state whether or not the franchise utility providers have existing facilities within the Alley vacation area that will need to be relocated or abandoned.
6. Submit a stamped copy of the surveyor's sketch and legal description to the City's Surveyor for his review and approval of the Easement to be considered for vacation. The approved surveyor's sketch shall then be routed 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.
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 existing facilities located within the vacated Alley have been relocated or abandoned to the satisfaction of the respective utility owners.
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.

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:

<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. The survey shows existing wooden poles, overhead wires, and a guy anchor located within the 15' Alley to be vacated; relocated facilities shall require inspection and approval by the applicable franchise utility owner prior to issuance of City Engineer's certificate.
10. Additional comments may be forthcoming at the meeting.

Public Works (Ray Rammo, P.E. 954-828-5990):

1. Demonstrate compliance with adequacy requirements per ULDR Section 47-24.1.C (Drainage facilities) ULDR Section 47-24.1.L (Stormwater) that the easement area to be considered for vacation will not adversely affect adjacent streets and properties.
2. Verify that the existing City storm/drainage pipes located on the north and south sides are within the Right-of-Way to be vacated. The minimum Utility Easement the City will accept is 15-feet x 15-feet. The Engineer-of-Record shall provide a letter acknowledging the dedication of the 15-feet x 15-feet (on the north and south sides within the Right-of-Way to be vacated) for the Utility Easement.
3. Letters shall be provided from all applicable franchise utility providers, including but not limited to AT&T, TECO, etc., demonstrating their interests in maintaining or no objection to vacation of this easement.



Case Number: V19002

CASE COMMENTS:

1. To mitigate the vacation of this alley please provide an east/west public access route through the middle of the site. The public access route should be safe, comfortable and inviting to public users.
2. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



Case Number: V19002

CASE COMMENTS:

Please provide a response to the following:

1. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee is required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements. Please see Unified Land Development Regulations (ULDR), Section 47-27. Note: The City Clerk's office requires 48-hour notice prior to 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 project planner for more information.
2. This project includes an assembly of properties with various owners. Please provide proof of ownership and a notarized letter of consent for the each owner. There are several Incorporations and LLC owners, provide articles of incorporation that shows the company representative that signed the notarized letter has authority to sign on behalf of said company.
3. This project is associated with the R19014 Site Plan, Level II case and Rezoning case. The Site Plan will be reviewed at a later DRC meeting (April 9, 2019). However, some additional comments may be forthcoming based on the proposed site plan regarding cross access easements needed to provide a public/pedestrian access to allow intermittent approach mid- block and minimize usage and/or creation of large blocks pursuant to the NWRAC Master Plan.
4. Pursuant to Public Participation requirements of ULDR, Section 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of the application to the 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 PZB. 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; and,
 - 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.
5. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required, prior to PZB submittal.



6. Provide letters from all franchise utility providers demonstrating their interests in maintaining or no objection to the vacation of this Right-of-Way. Letters must be provided from the following utility companies: Florida Power & Light, Comcast Cable, as well as 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 City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved, prior to City Commission submittal.

AT&T has indicated that they have no objection, if the following is satisfied:

It is understood that any relocation of existing AT&T Facilities associated with this vacation will be at the applicant's expense.

7. Please refer to attached mark-up comments on survey from Michael Donaldson, City Surveyor and re-submit 2 original signed and sealed surveys to me to process signature and approval by him.
8. The ordinance approving the right-of-way vacation shall be recorded in the public records of the County within (30) days after adoption.

General Comments

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee (DRC):

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

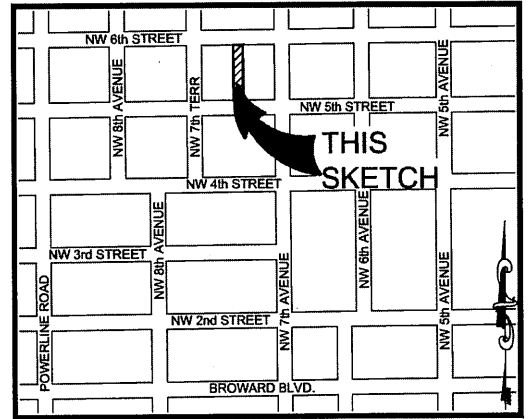
ALLEY VACATION

LEGAL DESCRIPTION:

THAT CERTAIN 15.00 FOOT WIDE ALLEY IN BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS THE NORTH 16.30 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 9,506 SQUARE FEET (0.218 ACRES) MORE OR LESS.



**LOCATION MAP:
NOT TO SCALE**

SURVEY NOTES:

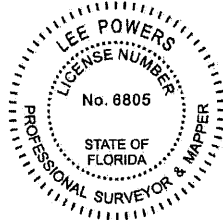
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=80' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 13, 2019 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA



Digitally signed
by Lee Powers
Date: 2019.02.20
08:52:33 -05'00'

**SKETCH & DESCRIPTION
ALLEY VACATION**

15' ALLEY
BLOCK 14,
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
Development Review Committee
FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

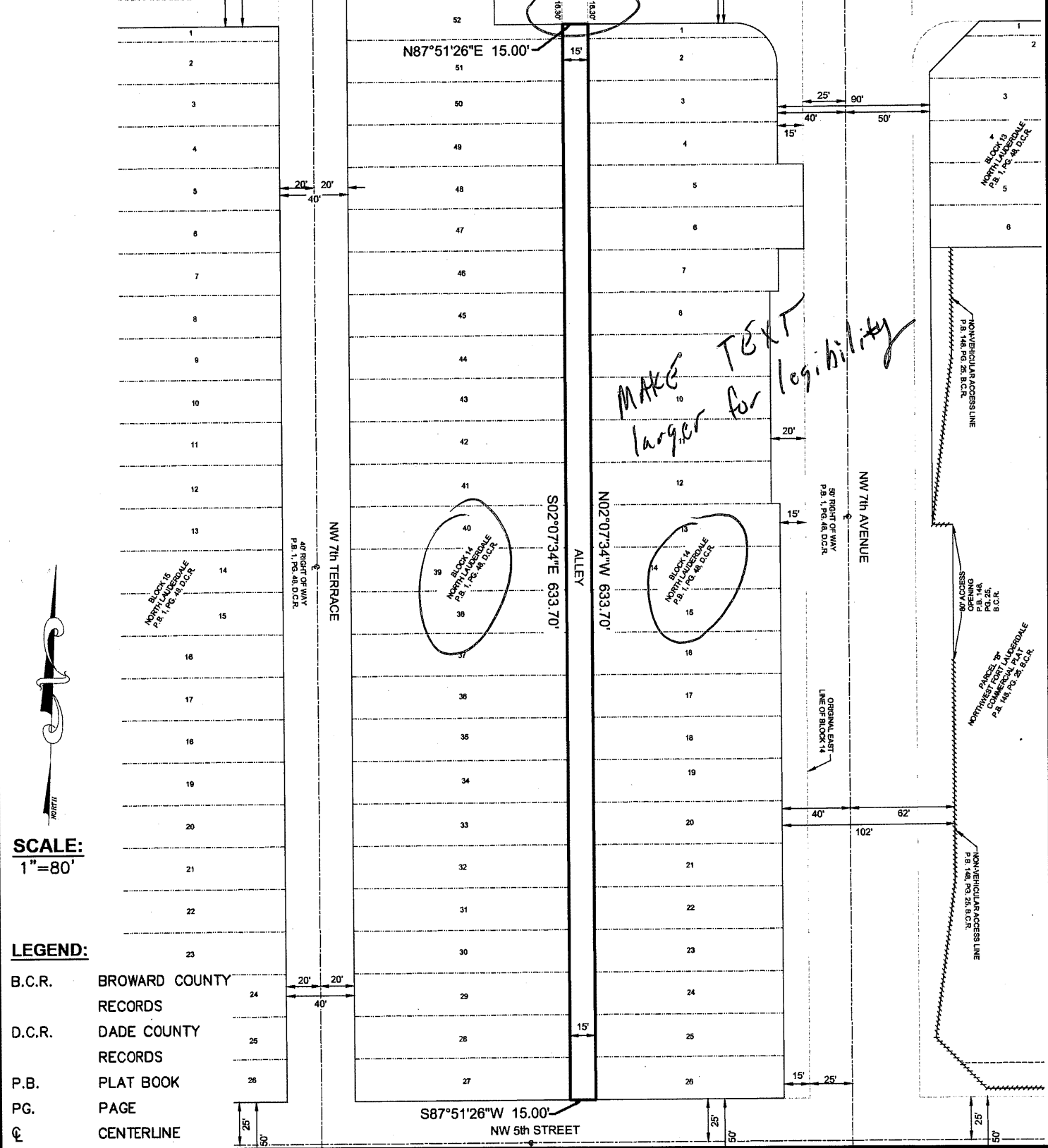
SHEW March 26, 2019 2

DRAWING NO. 09535.01-SKETCH & DESCRIPTION.DWG


DATE 2/13/19
SCALE 1"=80'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY .LP

DATE	REVISIONS
	7 of 9

ALLEY VACATION



SKETCH & DESCRIPTION	
ALLEY VACATION	
15' ALLEY	
BLOCK 14,	
NORTH LAUDERDALE	
PLAT BOOK 1, PAGE 48, D.C.R.	
Development Review Committee	
FT. LAUDERDALE, BROWARD COUNTY, FLORIDA	



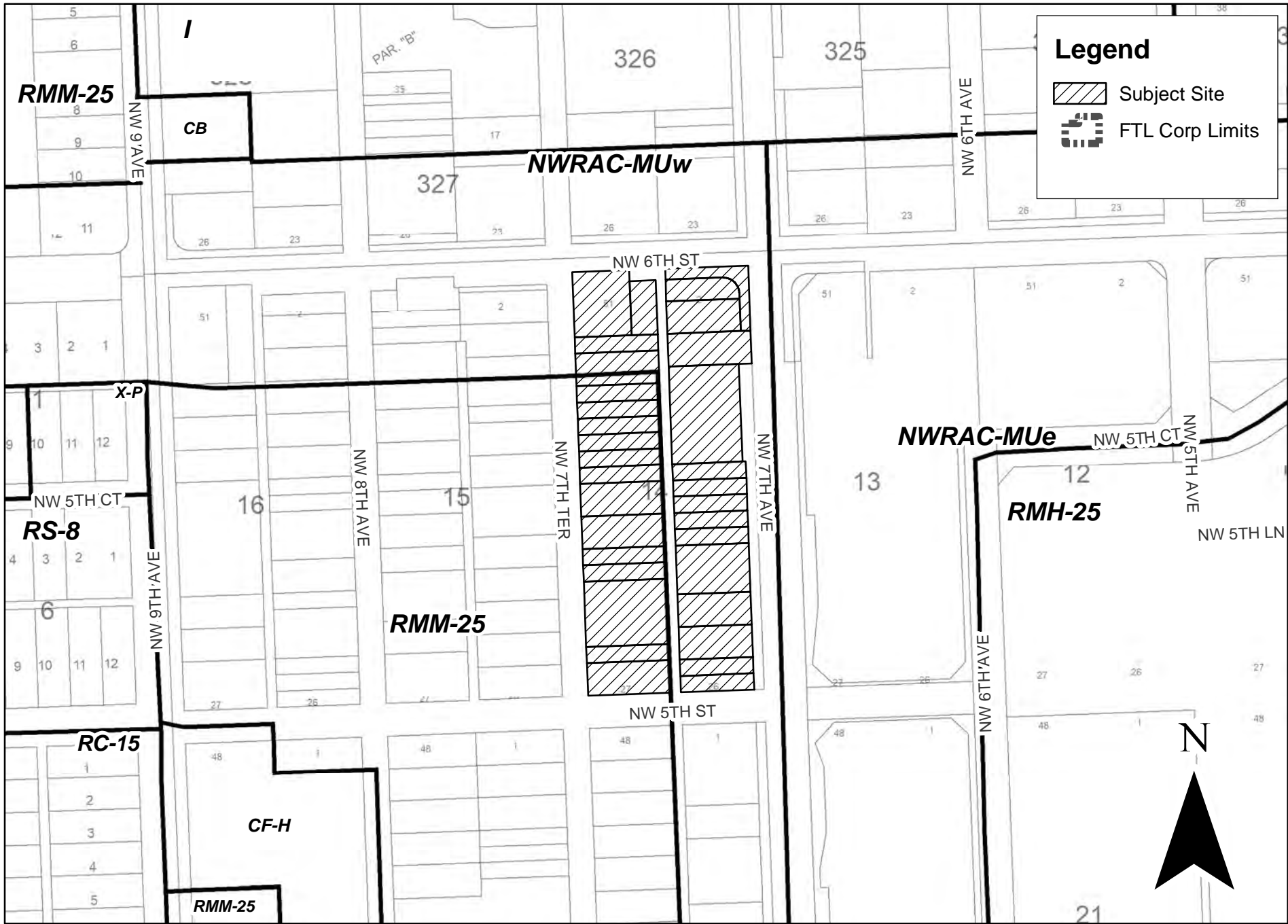
301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET ARCH 26, 2019 2
 DRAWING NO. 09535.01-SKETCH & DESCRIPTION.DWG

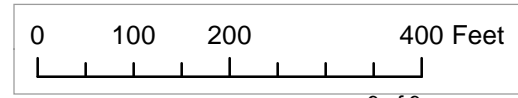
DATE	2/13/19
SCALE	1"=80'
FIELD BK.	N/A
DWG. BY	DDB
CHK. BY	LP

DATE	REVISIONS

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V19002



Graphic Scale