



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 13, 2018

APPLICANT: 195 Federal, LLC.

PROJECT NAME: 195 N Federal Right-of-Way Vacation

CASE NUMBER: V18001

REQUEST: Right-of-Way Vacation

LOCATION: East/West right-of-way vacation south of NE 2nd Street, east of NE 3rd Avenue, north of NE 1st Street and west of Federal Highway

ZONING: Regional Activity Center – City Center (RAC-CC)

LAND USE: Downtown Regional Activity Center (D-RAC)

CASE PLANNER: Nicholas Kalargyros



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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 plat requirements per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.6 (Vacation of ROW Requirements).
2. Submit a signed and sealed 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. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
3. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed vacation are consistent with Site Plan.
4. Provide separate application for City Commission and Planning & Zoning Board (PZB) review / approval, as part of vacation process.
5. Right of Way vacation to be reduced from 11' to 6' along south side of NE 2nd Street in order to maintain half of 60' Right-of-Way section, as per the Downtown Master Plan. Provide linework in the plans and on Vacation exhibit.
6. 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 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.
7. Provide letters from all franchise utility providers demonstrating their interests in maintaining or no objection to the vacation of this Right-of-Way.
8. Provide documents such as, but not limited to, easement and/or right-of-way deed, joinders, consents and Attorney's Opinion of Title. Please refer to City's Web site: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits> (under 'Forms and Applications' and 'Dedicated Public Rights of Way and Easements') or click on <http://www.fortlauderdale.gov/home/showdocument?id=1558>.
9. 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 Engineer for signoff prior to submittal to the case planner for final authorization to present this item to the City Commission.



10. 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.
11. Please be advised that additional Easements 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 on the proposed development, and Access Easement(s) that mitigate an otherwise dead-end Alley condition.
12. Additional comments may be forthcoming at the meeting.



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CASE COMMENTS:

1. The vacation and dedication must be consistent with the rest of the roadway, providing half of a 60' right-of-way. Please revise the vacation/dedication plans to reflect this change.
2. Additional comments may be provided upon further review.
3. 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.



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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 (ULDR, Section 47-27).
2. 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.
3. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
4. Provide a signed and sealed survey and legal description in the "Sketch and Legal" format.
5. 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, AT&T, 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.
6. The ordinance approving the right-of-way vacation shall be recorded in the public records of the County within (30) days after adoption.

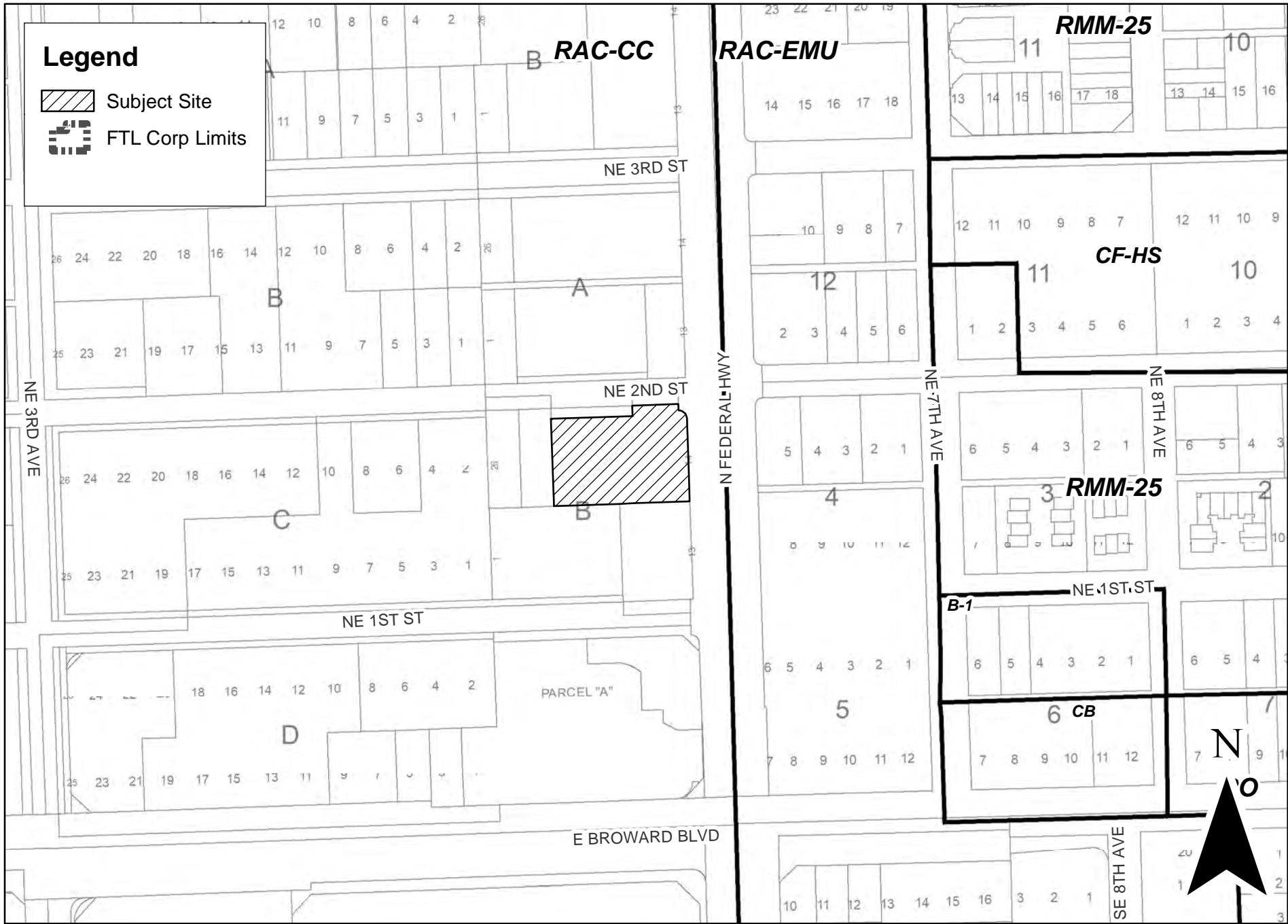
GENERAL COMMENTS

The following comments are for informational purposes.

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



7. Provide a written response to all DRC comments within 180 days.
8. 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 (954-828-5193) to review project revisions and/or to obtain a signature routing stamp.
9. Additional comments may be forthcoming at the DRC meeting.



V18001

