



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 26, 2018

APPLICANT: Broward Partnership for the Homeless Inc.

PROJECT NAME: Broward County Central Homeless Assistance Center

CASE NUMBER: V18006

REQUEST: Right of Way Vacation:
15 Foot Alley Reservation

LOCATION: South of Sunrise Boulevard, east of NW 7th Avenue, north of NW 9th Street and west of NW 6th Avenue

ZONING: General Business (B-2)

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

CASE PLANNER: Yvonne Redding



Case Number: V18006

CASE COMMENTS:

Please provide a written response to each of the following review 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).
2. Provide a current 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 Right-of-Way 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 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.
5. 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.
6. 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.

FPL, AT&T and Comcast have facilities within the alley reservation. Please be advised that prior to Engineer certificate being executed, letters from the franchise utilities indicating relocation/ removal of their facilities and any easement requirements have been completed/ recorded to their satisfaction shall be provided to the City Engineer or designee.
7. Additional comments may be forthcoming at the meeting.



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CASE COMMENTS:

Note: Included in these comments are requests for additional information that will further depict and explain the project. This information must be submitted before staff can complete its review of this application. Submitting the requested information does not indicate compliance with the City's ULDR. Additional staff comments will be forthcoming after the applicant has provided this additional information.

Please provide a response to the following:

1. 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 Planning and Zoning Board, 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 Planning and Zoning Board 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; and,
 - c. Accordingly, a minimum of ten (10) days prior to the Planning and Zoning Board 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.
2. The site is designated NW Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
4. 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 both Planning and Zoning Board review and City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Section 47-27). Note: The City Clerk's office requires 48-hour notice prior to a Commission meeting if a computer presentation is planned (i.e. Power Point) to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project case planner for more information (954) 828-5193.
5. Indicate the project's compliance with ULDR section 47-25.2, Adequacy Requirements, by providing a point-by-point narrative response, on letterhead, with date and author indicated.

6. A rezoning is being considered for this property. Should the City Commission adopt the rezoning to NWRAC-MUe, the NWRAC-MUe Illustration of Design Standards requires a written response to address the design standards pursuant to ULDR Section 47-13.29: "A fine grained street grid is maintained, and rights-of-ways are vacated only for strategic public planning purposes".
7. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
8. The letters have been provided from all franchise utility providers stating they have no objection to the vacation of this alley reservation. A letter must be provided from the City of Fort Lauderdale Public Works Department indicating objection/no objection 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.
9. 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:

10. Provide a written response to all Development Review Committee comments within 180 days.
11. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the project planner (954-828-6495) to review project revisions and/or to obtain a signature routing stamp.
12. Additional comments may be forthcoming at the Development Review Committee meeting.



Legend

-  Subject Site*
-  FTL Corp Limits
- *Approximate Location



V18006

