



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 10, 2018

APPLICANT: 100 Avenue of the Arts, LLC.

PROJECT NAME: 100 Avenue of the Arts

CASE NUMBER: V18007

REQUEST: Right-of-Way Vacation: 10 Foot Wide Alleyway

LOCATION: North/south alleyway, south of NW 2nd Street,
west of NW 6th Avenue, north of Broward
Boulevard, and east of NW 7th Avenue

ZONING: Regional Activity Center – West Mixed Use
(RAC-WMU)

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

CASE PLANNER: Randall Robinson



Case Number: V18007

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). Per ULDR Section 47-24.6.4.c (Vacation of Rights-of-Way Requirements), discuss how vehicles in the existing parking lot located immediately to the north of the alley to be vacated will be prohibited from turning south towards the alley to be vacated (thus avoiding the need to turn around).
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 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.
4. 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.
5. 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, Comcast, and possibly AT&T currently have facilities within the existing 10' Alley to be vacated. Please be advised that prior to the Engineer's Certificate being executed, letters from the franchise utilities indicating relocation/removal of their facilities and any Easement requirements are have been completed/recorded to their satisfaction, shall be provided to the City Engineer or designee.

6. Additional comments may be forthcoming at the meeting.



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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. 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 PZB submittal.
4. Provide a Property Reporter Map that outlines and includes all properties associated with the project (this includes the southeast portion of the lot).
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 (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.

Additional comments may be forthcoming at the DRC meeting.



V18007

