



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 14, 2020

PROPERTY OWNER: Len & Melody Renne

APPLICANT/AGENT: Flynn Engineering Services, P.A.

PROJECT NAME: Seven Seas

CASE NUMBER: PLN-VAC-20060001

REQUEST: Vacation of Right-of-Way - 50-foot x 209-foot portion of SW 15th Terrace

LOCATION: South of Broward Boulevard, west of NW 14th Street, north of SW 1st Street and east of SW 18th Avenue

ZONING: Boulevard Business (B-1) & Residential Multifamily Low Rise/Medium High Density District (RML-25)

LAND USE: Commercial & Medium-High Density Residential

CASE PLANNER: Yvonne Redding



Case Number: PLN-VAC-20060001

CASE COMMENTS:

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

1. Demonstrate compliance with Adequacy Review requirements per ULDR Sections 47-25.2.C (Drainage facilities) and 47-25.2.L (Stormwater), that the easement area to be considered for vacation will not adversely affect adjacent streets and properties.
2. The applicant must abut the public street sought to be vacated by the City and provide written authorization/ concurrence from adjacent property owner, that allows this proposed development to request to vacate the entire width located between the two properties.
3. For partial right of way vacation requests, the entire length within the block shall be vacated. Provide written authorization/ concurrence from all property owners adjacent to the alley/ right of way to vacate the entire alley/ right of way.
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 existing facilities located within the vacated easement have been relocated or abandoned to the satisfaction of the respective utility owners.
6. FPL and Comcast and possible AT&T have facilities within the Right-of-Way Vacation area. 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. 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 and water infrastructure.
8. As applicable, provide required easement documents. Please refer to City's Web site for ROW and Easement Dedication Instructions. <http://www.fortlauderdale.gov/home/showdocument?id=1558>.
9. Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



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CASE COMMENTS:

1. Pedestrian access from SW 1st St to Broward Blvd must remain, create a pedestrian pathway connecting the two streets.

GENERAL COMMENTS:

Please address comments below where applicable.

1. 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.
2. 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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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. Provide a safe pedestrian connection along SW 15th Terrace, from Broward Boulevard to SW 1st Street, with adequate minimum 5-foot sidewalk granting a public access easement should this right-of-way vacation application be approved. Please note comment on the associated site plan (Case # PLN-SITE-20060001) to replace back-out parking with parallel parking along this portion of the right-of-way and incorporate shade trees. This will provide an enhanced connection from the neighborhood to Broward Boulevard, to help address right-of-way vacation criteria.
4. Provide site plan accurately depicting entire length of vacation through to SW 1st Street and proposed improvements.
5. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required, prior to PZB submittal.
6. Note that associated improvements on the portion of right-of-way adjacent to 1515 SW 1st Street will need to be removed. Should the vacation application be approved, half the width of the right-of-way will revert to the property owner on each side of the vacated right-of-way.



7. The ordinance approving the right-of-way vacation shall be recorded in the public records of Broward County within (30) days after adoption.

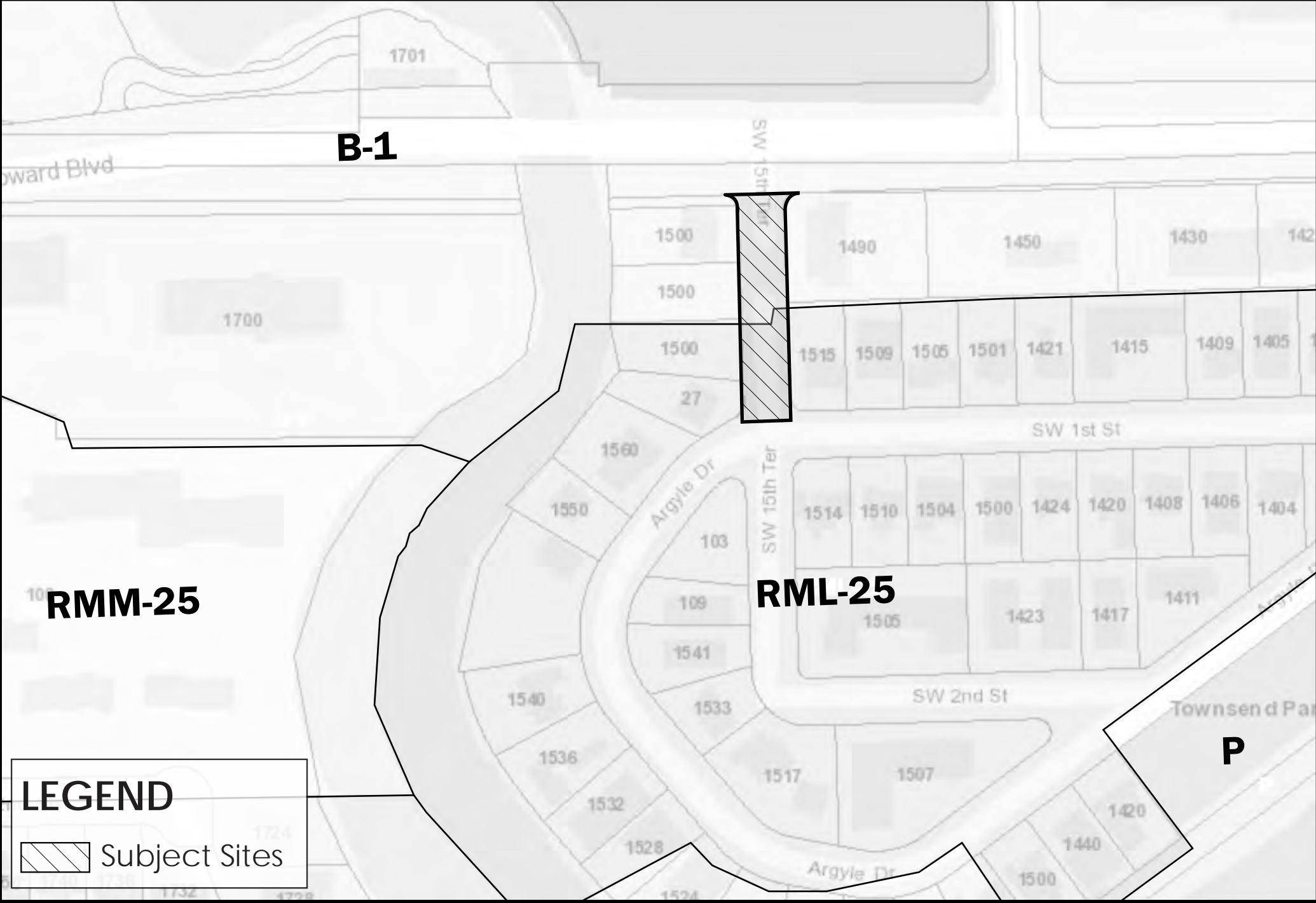
General Comments

The following comments are for informational purposes.

8. Pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.
9. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZB 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.
10. Additional comments may be forthcoming at the DRC meeting.

Please submit the following prior to submitting an application for Final Development Review Committee (DRC) sign-off:

11. Provide a written response to all DRC comments within 180 days.



LEGEND

 Subject Sites

PLN-VAC-20060001 - SEVEN SEAS

