



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 28, 2023

**PROPERTY OWNER /
APPLICANT:** Richmond Italia

AGENT: Greg Brewton and Associates

CASE NUMBER: UDP-V22005

REQUEST: Vacation of Right-of-way Review: 50-Foot Wide by 76-Foot Long North-South Portion of Right-Of-Way

**GENERAL
LOCATION:** A Portion of SE 7th Street Terminating at New River
Between 1841 and 1845 SE 7th Street

ZONING: Residential Single Family/Low Density District (RS-4.4)

LAND USE: Low Residential

CASE PLANNER: Deandrea Moise



Case Number: UDP-V22005

CASE COMMENTS:

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

1. Provide a specific signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. The survey shall extend from the corner of SE 7th ST and continue along SW 7th ST full right-of-way to the southern end. The survey shall also project onto private property and include the western 10' between SE 7th St and Rio Valencia identifying all previously mention improvements and the existing drainage outfall location and invert.
2. There are existing public utilities withing the within the right-of-way to be considered for vacation. The full cost of relocation or Improvement of the utilities shall be borne by the Applicant, and a utility relocation plan shall be reviewed accepted by engineering prior to sign-off.
3. Provide engineering plans demonstrating how the closure of a right-of-way will provide safe areas for vehicles to turn around and exit. In addition, pedestrian access shall be provided and interconnected with the existing sidewalk throughout remainder of the block.
4. 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 right-of-way; the letters should specifically state whether the franchise utility providers have existing facilities within the right-of-way area that will need to be relocated or removed.
5. 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 storm drain system.
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 existing facilities located within the vacated right-of-way have been relocated, removed, or retain on utility easement as applicable to the satisfaction of the respective utility owners.



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CASE COMMENTS:

Please provide a response to the following.

1. As mentioned during staff meeting that a sidewalk be provided within the right of way connecting from 1845 SE 7th Street around to 1832 SE 7th Street.
 - a. Provide an existing tree site plan or existing tree site survey illustrating all existing trees and palms, and number each one.
 - b. Provide a corresponding list, as per ULDR 47-21.15, of these trees/palms including:
 1. tree number for each
 2. botanical name and common name for each
 3. trunk diameter, in inches, at chest height for trees
 4. clear trunk in feet for palms
 5. condition percentage as a number for each
 6. indicate status for all existing trees/palms on site (remain, relocate, remove)
 - c. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes. Here is a link to a city web page to help with mitigation calculations.
<https://www.fortlauderdale.gov/home/showpublisheddocument/67614/637889169624700000>
2. Please have a registered Landscape Architect prepare and sign their reinstallation plan.
 - a. Indicate on plans the mitigation in equivalent value and equivalent replacement and how it is being provided.
 - b. A minimum separation of 6 feet is required between the tree trunk and travel lane when curb and gutter DO NOT exist, and a minimum separation of 4 feet is required between the tree trunk and travel lane when curb and gutter DO exist. Illustrate this clearance.
 - c. The use of structural soil is required in paved sites to provide adequate soil volumes for tree roots under pavements, as per ULDR Section 47-21.13. Structural soil details and specifications can be obtained at <http://www.hort.cornell.edu/uhi/outreach/index.htm#soil> This is to be provided at a minimum of 8' radii of tree trunks, and is to be consistently illustrated and noted on landscape, site and civil plans.

The structural soil drain is required when percolation rates are less than 4" vertical clearance per hour. Provide documentation of report used to prove this calculation. The drain and connections are to be illustrated on civil plans.

Demonstrate hashing on landscape, site, and civil plans as to the extent of use of the Structural Soil.

Provide Structural Soil Detail and composition.

3. It may appear that there will be conflict of space for replacement trees and palms. Please provide measured width of right of way landscape area after sidewalk is demonstrated.
4. Additional comments may be forthcoming after next review of new plans and written comment responses.



GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not submit for tree removal at this time of DRC submittal.
2. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.



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CASE COMMENTS:

1. The City of Fort Lauderdale's Transportation and Mobility Department is not in support of this right of way vacation request.
2. If the right of way were to be vacated a turnaround area with a minimum 70 feet diameter width shall be provided for public use.
3. Additional comments may be provided upon further review.



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CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before July 25, 2023 unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
2. The proposed request requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.
3. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the PZB, the applicant shall:
 - i) Provide notice via e-mail and regular mail to the 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 (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations>); and,
 - ii) Provide notice via mailed letter to property owners whose real property is located 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 conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Development Services Department, 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. 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.
4. Provide a Coversheet with the following:
 - a. Project name;
 - b. Location map including address and or parcel number(s);
 - c. Index of plans;
 - d. List of consultants including their contact information; and
 - e. List of franchise and utility service providers for project.
5. A conceptual Site Plan was not provided for Staff to review and to provide comments on proposed vacation of right-of-way. Provide a conceptual Site Plan of proposed development, including any changes to the existing right-of-way to maintain Fire access and accommodate vehicle turn around.



- 6. Signed and Sealed Survey provided shall be dated within one year of submittal. Updated survey shall include the following:
a. 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 with an effective date no more than thirty days prior to date of submittal of the survey and must be certified to the City of Fort Lauderdale.
b. Include existing above ground improvements including valve boxes, manholes, grates, and other utility features must be shown.
c. Include existing easements and referencing of recorded documents.
d. Include spot elevations of site, at property corners, along property lines (50' min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).
7. Responses to Adequacy Requirements and Right-of-Way Vacation Criteria are not sufficiently addressed as multiple responses state that information will be provided "if necessary" or "if needed." Revise narratives to provide complete response addressing the Adequacy Requirements and Right-of-Way Vacation Criteria.
8. Provide copy of correspondence with adjacent property owners providing notification that the right-of-way is to be vacated. This shall include any correspondence received in response to the notification.
9. Letters must be provided from the following utility companies: AT&T, Comcast Cable, Florida Power & Light, TECO Gas 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 PZB. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to Planning and Zoning Board submittal. Contact Information for utility companies are below:

AT&T
Greg Kessell, Design Manager (561) 699-8478
G30576@att.com

City of Fort Lauderdale, Department of Public Works
Igor Vassiliev, Project Manager II (954) 828-5862
ivassiliev@fortlauderdale.gov

Comcast
Patesha Johnson, Permit Coordinator (754) 221-1339
Patesha_Johnson@comcast.com

Florida Power & Light (FP&L)
Tim W. Doe, Engineer II (954) 717-2148
Tim.W.Doe@fpl.com

TECO-Peoples Gas
Joan Domning, Specialist (813) 275-3783
JDomning@tecoenergy.com

- 10. Provide copy of recorded plat.
11. Include in project description a response detailing the purpose of vacating the right-of-way.

GENERAL COMMENTS

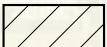
- 12. Additional comments may be forthcoming at the Development Review Committee (DRC) meeting. Please provide a written response to all DRC comments after comments have been received.



13. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting your plans for Final DRC sign-off, please schedule an appointment with the case planner Deandrea Moise (Email: DMoise@fortlauderdale.gov, Phone: 954.828.4995) to review project revisions.
14. Signoff from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
15. The ordinance approving the right-of-way vacation shall be recorded in the public records of the County within (30) days after adoption.



LEGEND

 Subject Site

UDP-V22005 - ROW Vacation of a portion of SE 7th Street - 1845 SE 7th Street

