



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: August 27, 2013

Project Name: Harbor Park Warehouse, LLC

Case Number: 17P13

Request: Right-of-Way Vacation / Vacation portion of right-of-way

Location: SE 10th Avenue – South of 19th Street and North of SE 20th Street

Zoning: Heavy Commercial / Light Industrial (B-3)
Employment Center

Land Use:

Project Planner: Yvonne Redding

Case Number: 17P13

CASE COMMENTS:

Please provide a response to each of the following comments:

1. Coordinate with the City's Utilities, Mr. Kris Kmon at (954) 828-7834, to determine whether any City's utilities are present within the right-of-way considered for vacation. A surveyed location of these utilities shall be provided to staff for review. Full cost of relocation of any utility shall be borne by the Applicant. In addition, the relocation plan shall be reviewed and approved by the City's engineering department prior to the relocation implementation.
2. Provide letters/responses from all franchise utility providers demonstrating their interests in maintaining or no objection to the right-of-way considered for vacation.
3. Route stamped copy of the surveyor's sketch and description to the City's Surveyor for his review of the legal description of the property considered for vacation and his approval. Then, route the surveyor's sketch to the Engineering Design Manager for his signoff prior to submittal to the case planner for final authorization to present this item to the Planning and Zoning Board and City Commission.
4. Submit a separate application with relevant fees for City Commission review.
5. 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://ci.ftlaud.fl.us/building_services/pdf/row_easements/instructions.pdf for detailed information.
6. Please be advised that the vacating ordinance shall not be in full force and effect until a certificate executed by the City Engineer is obtained and recorded in the public records of Broward County and a copy of the recorded certificate is provided to City. The City Engineer's certificate shall also state that all the existing facilities within the vacated easement have been relocated or abandoned.

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Please provide a response to the following:

1. The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300)' of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City's website).
2. The proposed project requires review and approval by the Planning and Zoning Board and City Commission. A separate submittal is required for Planning and Zoning Board and City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours 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 planner Yvonne Redding for more information (954-828-6495). Please note the associated site plan indicating circulation, patterns, vehicular/pedestrian access should be finalized for placement on the Planning and Zoning Board agenda concurrent with the vacation application.
3. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
4. Relative to the proposed vacation, discuss associated site plan improvements to include pedestrian safety measures, including possible median and crosswalk treatments between the LA Fitness site and the proposed mixed use development, ensuring the pedestrian environment is safe, engaging and provides for visual and physical connections between the buildings.
5. Please provide letters from the following utility companies: Florida Power & Light, Comcast, TECO Gas, AT&T, indicating no objections to the vacation. If any easements are required, legal and easement documents must be provided and if any facilities need to be relocated, plans satisfactory to that agency must be approved prior to item being scheduled on a City Commission agenda.
6. Please show any and all rights-of-ways and easements proposed to be vacated on an overall context plan, and coordinated with the survey. Include any that have already been vacated. Please also indicate all utilities and provide locations of where the utilities are proposed to be relocated.
7. The ordinance approving the right-of-way vacation shall be recorded in the public records of Broward County within (30) days after adoption.

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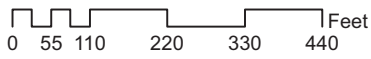
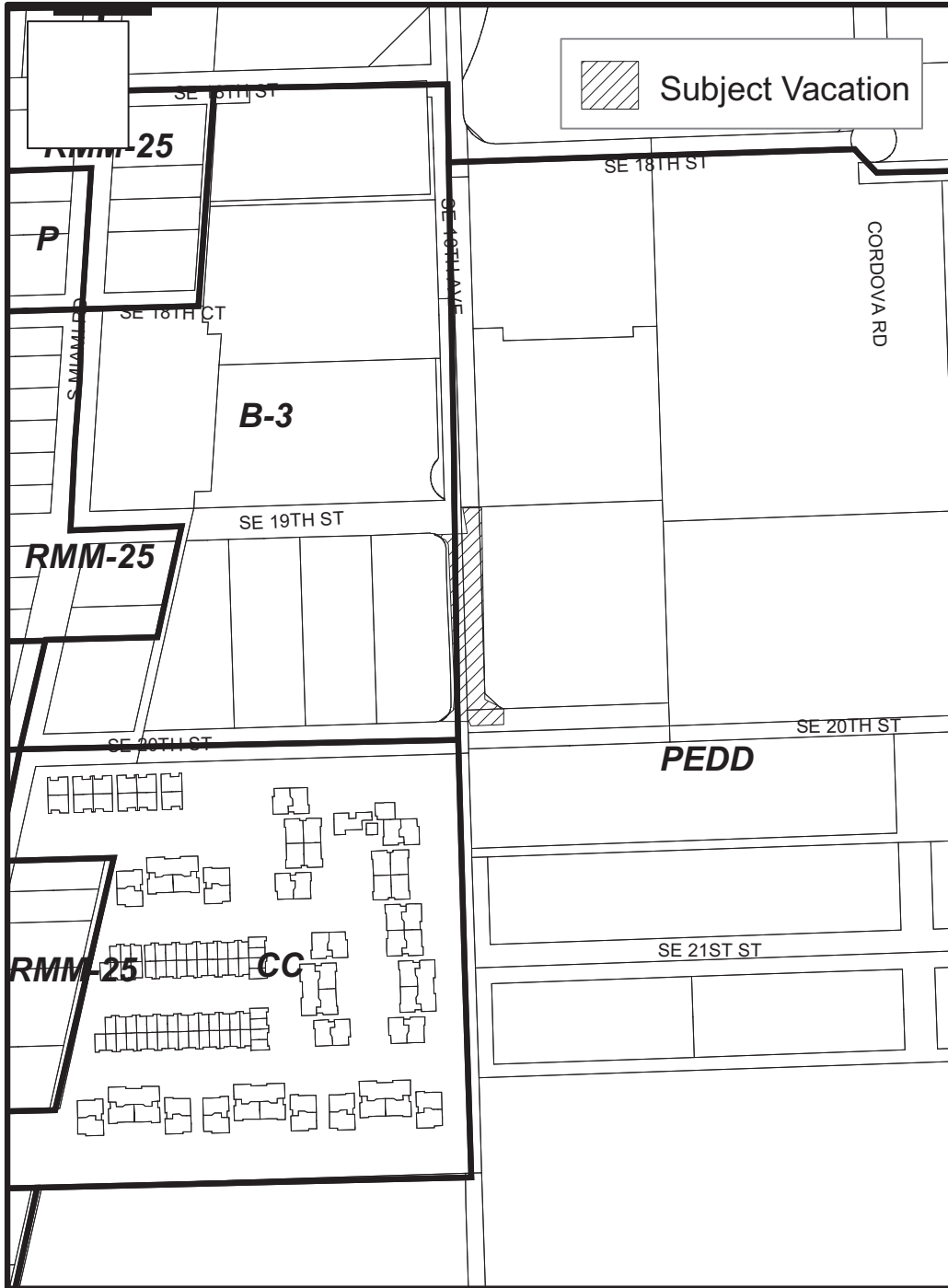
Please provide a response to the following:

1. Submit, in accordance with Section 47-25.2.m.4 of the City's Codes (ULDR), a Traffic Impact Study, prepared by a professional traffic engineer registered in the State of Florida, to ascertain whether the proposed development will have an adverse impact (congestion & potential safety concerns) on the surrounding and supporting transportation infrastructure. To initiate the study, the Applicant shall 1) submit \$4,000 deposit for reviewing the study report by City's staff and traffic consultant and 2) schedule a methodology meeting prior to implementing the study. The Applicant shall forward four (4) copies the study and sufficient plans for the review by City's Traffic Engineer and City's consultant. Please show the DRC case number on all documents and transmittals. Please contact Keela Black at (954) 828-3794 for the procedure concerning the methodology meeting and funding. In addition, should you have any questions or concerns regarding the procedures and guidelines of the traffic impact study, please contact the City's Traffic Engineer, Eric Czerniejewski at (954) 828-3796 or eczerniejewski@fortlauderdale.gov. (The Applicant scheduled and attended a traffic study methodology meeting on August 16, 2013.)
2. The Transportation & Mobility Department staff is not in favor of the right-of-way vacation along SE 10th Avenue south of SE 19th Street and North of SE 20th Street.
3. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. The Transportation & Mobility Department staff is in the process of developing a Citywide Multimodal Connectivity Map. As part of that effort, the City Commission on May 15, 2012, granted staff time to go out to the neighborhoods to finalize the map. Staff needs to review the plans to determine whether this Right-of-Way vacation may be required.
2. Contact Eric Czerniejewski at 954-828-3796 or eczerniejewski@fortlauderdale.gov to set up an appointment for final plan approval.



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