



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#16-0675

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: July 12, 2016

TITLE: Quasi-Judicial - Ordinance Vacating a Right of Way known as 2800 Yacht
Club Blvd. - Coral Ridge Yacht Club, Inc. - Case V15007

Recommendation

It is recommended that the City Commission adopt an ordinance vacating a 700 square foot cul-de-sac located at 2800 Yacht Club Blvd.

Background

The applicant requests to vacate a 700 square foot cul-de-sac lying at the east end of Yacht Club Boulevard. The vacation request will allow the Coral Ridge Yacht Club to install a security gate at the subject end of Yacht Club Boulevard, at the entrance to the property. A map showing the location of the proposed vacation is included as Exhibit 1.

Pursuant to Section 47-24.6 of the Unified Land Development Regulations (ULDR), Vacation of Right-of-Way, the vacation request was reviewed by the Development Review Committee (DRC) on October 27, 2015. All comments have been addressed and the file is on record and available for review at the Department of Sustainable Development (DSD). DRC comments can also be accessed online: <http://www.fortlauderdale.gov/home/showdocument?id=12357>. The Planning and Zoning Board (PZB) reviewed the vacation request on May 18, 2016, and recommended approval by a vote of 6 to 0. The applicant's narrative, the PZB staff report, and PZB minutes are attached as Exhibits 2, 3, and 4. The sketch and legal are provided as part of the attached ordinance.

The application is subject to Section 47-24.6 of the ULDR, Vacation of Right-of-Way, which includes the following criteria under subsection four:

- a. *The right-of-way or other public place is no longer needed for public purposes;*

The cul-de-sac right-of-way proposed to be vacated serves no public purpose as Yacht Club Boulevard terminates at the entrance to the Coral Ridge Yacht Club property.

- b. *Alternate routes if needed are available which do not cause adverse impacts to surrounding areas;*

There are no alternate routes needed since the existing right-of-way serves only as the entrance to the Yacht Club property.

- c. *The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area;*

As part of the proposed vacation, a vehicular turnaround area will be provided at the subject end of Yacht Club Boulevard.

- d. *The closure of a right-of-way shall not adversely impact pedestrian traffic;*

The proposed vacation will have no impact on pedestrian traffic. This portion of right-of-way functions as a cul-de-sac.

- e. *All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.*

No utilities need to be relocated. All affected utility franchises have provided letters of no objection to the proposed vacation so long as a utility easement is retained over the vacated alley.

Applicant's narrative addressing the criteria is provided as Exhibit 2.

Conditions

Should the City Commission approve the proposed vacation, the following conditions apply:

1. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department;
2. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider; and,

3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.

During a regular public meeting, the City Commission shall consider the application and the record and recommendations forwarded by the DRC, the department, and the PZB and shall hear public comment on the application.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Public Safety Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful and healthy neighborhoods.
- Objective 2: Enhance the beauty, aesthetics and environmental quality of neighborhoods.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

Attachments

- Exhibit 1 - Location Map
 - Exhibit 2 - Applicant's Narrative and Utility Letters
 - Exhibit 3 - PZB Staff Report
 - Exhibit 4 - PZB Meeting Minutes from May 18, 2016
 - Exhibit 5 - Ordinance
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