

**REQUEST:** Right-of-Way Vacation

<b>Case Number</b>	V15007
<b>Applicant</b>	Coral Ridge Yacht Club, Inc.
<b>General Location</b>	2800 Yacht Club Blvd.
<b>Property Size</b>	700 square feet (cul-de-sac with 50' radius)
<b>Zoning</b>	Parks, Recreation and Open Space (P)
<b>Existing Use</b>	Public Right-of-Way / Parking lot
<b>Future Land Use Designation</b>	Commercial Recreation
<b>Applicable ULDR Sections</b>	Sec. 47-24.6 Vacation of Right-of-Way Sec. 47-25.2 Adequacy Review
<b>Notification Requirements</b>	Sec. 47-27.6. Sign Posting 15 days prior to meeting, Mail Notice 10 days prior to meeting. Sec. 47-27.4. Public Participation
<b>Action Required</b>	Recommend Approval of Vacation to City Commission, or Deny
<b>Project Planner</b>	Randall Robinson, Planner III

**PROJECT DESCRIPTION:**

The applicant requests to vacate a 700 square foot portion of the 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 sketch and legal description is provided as Exhibit 1. Letters of no objection have been obtained from the area utility providers, attached as Exhibit 2.

**PRIOR REVIEWS:**

The request was reviewed by the Development Review Committee (DRC) on October 27, 2015. All comments have been addressed.

**REVIEW CRITERIA:**

As per ULDR Section 47-24.6.A.4, the request is subject to the following criteria:

- 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. Letters of no objection have been obtained from the area utility providers and are attached as Exhibit 2.

Applicant's response narratives to the criteria are provided as part of the submittal package as Exhibit 3.

### **PUBLIC PARTICIPATION**

Right-of-way vacation requests are subject to the public participation requirements established in ULDR Sec. 47-27.4. According to the applicant, a public participation meeting was held on October 22, 2015 in order to offer the neighborhood association surrounding the property the opportunity to learn about the proposed vacation.

The meeting background information and affidavits are provided as Exhibit 4.

### **STAFF FINDINGS:**

Staff recommends the Board approve this request, consistent with:

ULDR Section 7-24.6, Vacation of Right-of-Way; and  
ULDR Section 47-25.2, Adequacy Review

The applicant has provided narrative responses to the criteria, attached as Exhibit 3. Staff concurs with applicant's assessment and finds that the application meets the requirements.

### **STRATEGIC CONNECTIONS**

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

- Goal 7: Be a well- positioned City within the global economic and tourism markets of the South Florida region, leveraging our airports, port, and rail connections.
- Objective 2: Facilitate a responsive and proactive business climate.

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

### **CONDITIONS:**

Should the Board 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.

**PLANNING & ZONING BOARD REVIEW OPTIONS:**

As per ULDR Section 47-24.6.3, the Planning and Zoning Board (PZB) shall consider the application for vacation-of-right-of-way and the record and recommendations forwarded by the DRC, and shall hear public comment on the application.

If the PZB determines that the application meets the criteria for vacation, the recommendation shall be forwarded to the City Commission for consideration. If the Planning and Zoning Board determines that the criteria for vacation have not been met, the Board shall deny the application and the procedures for appeal to the City Commission as provided in Section 47-26B, Appeals, shall apply.

**Exhibits**

1. Sketch and Legal Description
2. Utility Letters
3. Applicant's Narratives
4. Public Participation Information