

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-V25005



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-V25005
PROJECT NAME	St. Thomas - 28 th Avenue ROW Vacation
APPLICATION TYPE	Right-of-Way Vacation
APPROVAL LEVEL	Development Review Committee (DRC), Planning and Zoning Board (PZB) and City Commission
REQUEST	Vacate a 50 foot-wide by 240 foot-long portion of right-of-way
APPLICANT	Archdiocese of Miami
AGENT	Robert Lochrie, Lochrie & Chakas, P.A.
GENERAL LOCATION	North of Davie Boulevard, east of SW 28 th Terrace, west of SW 28 th Avenue, and south of SW 10 th Street
ZONING DISTRICT	Community Facility/House of Worship and School (CF-HS) and Boulevard Business (B-1)
LAND USE	Community Facility, Low-Medium Residential and Commercial
COMMISSION DISTRICT	3 – Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION	Melrose Manors Homeowners Association
SUBMITTAL	March 12, 2025
COMPLETENESS ISSUED	March 14, 2025
EXPIRATION	September 10, 2025 (180 Days)
CASE PLANNER	Yvonne Redding, Urban Planner III

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

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

1. Per ULDR Section 47-20.5.B.1 General design of parking facilities, Entries and exits must be from or to an improved right-of-way a minimum of twenty (20) feet in width or an improved right-of-way designated by the city as one-way.
 - a. Parcel ID (504208010860), located directly to the east, requires access to the public right-of-way. Although the current property owner is "St. Thomas Aquinas High School Inc.," this parcel is a distinct and separate legal entity.
2. The proposed right-of-way vacation includes a dedication made under Curley Heights, as recorded in Plat Book 28, Page 15 of the public records of Broward County, Florida. The vacation case must demonstrate compliance with the subdivision standards outlined in ULDR Section 47-24.5 to include but not limited to the following:
 - a. Relation to existing street system shall be maintained. The arrangement of streets in the subdivision shall be maintained such as to facilitate and to provide for local circulation and convenient access to neighborhood facilities.
 - b. Private streets. There shall be no private streets platted in any subdivision. Every subdivided lot or property shall be served from a publicly dedicated street.
 - c. Dead-end streets. Dead-end streets shall be prohibited, except when designed as cul-de-sacs.
 - i. Cul-de-sacs, permanently designed as such, shall not exceed four hundred (400) feet in length, except on finger islands.
 - ii. Cul-de-sacs shall be provided at the closed end with a circular dedicated area not less than seventy (70) feet in diameter for turnaround purposes.
 - d. Street frontage. Every lot shall abut upon and have permanent access to a public street.
3. The survey provided shall 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 admitted to the Florida Bar.
4. Provide letters from all franchise utility providers, demonstrating their interests in maintaining or no objection to the vacation of this right-of-way. The letters should specifically state whether the utility owners have existing facilities within the right-of-way vacation area that will need to be relocated or abandoned. A surveyed location of the utilities shall be provided for staff review. Should relocation be necessary, the full cost of relocation shall be borne by the Applicant, and the utility relocation plan shall be reviewed and approved prior to implementation.
 - a. Letters shall be obtained from FPL, TECO and the City of Fort Lauderdale Public Works.
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 right-of-way have been relocated or abandoned to the satisfaction of the respective utility owners.
6. 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, storm drain, and water infrastructure, and Access Easement(s) that mitigate an otherwise dead-end Alley condition.

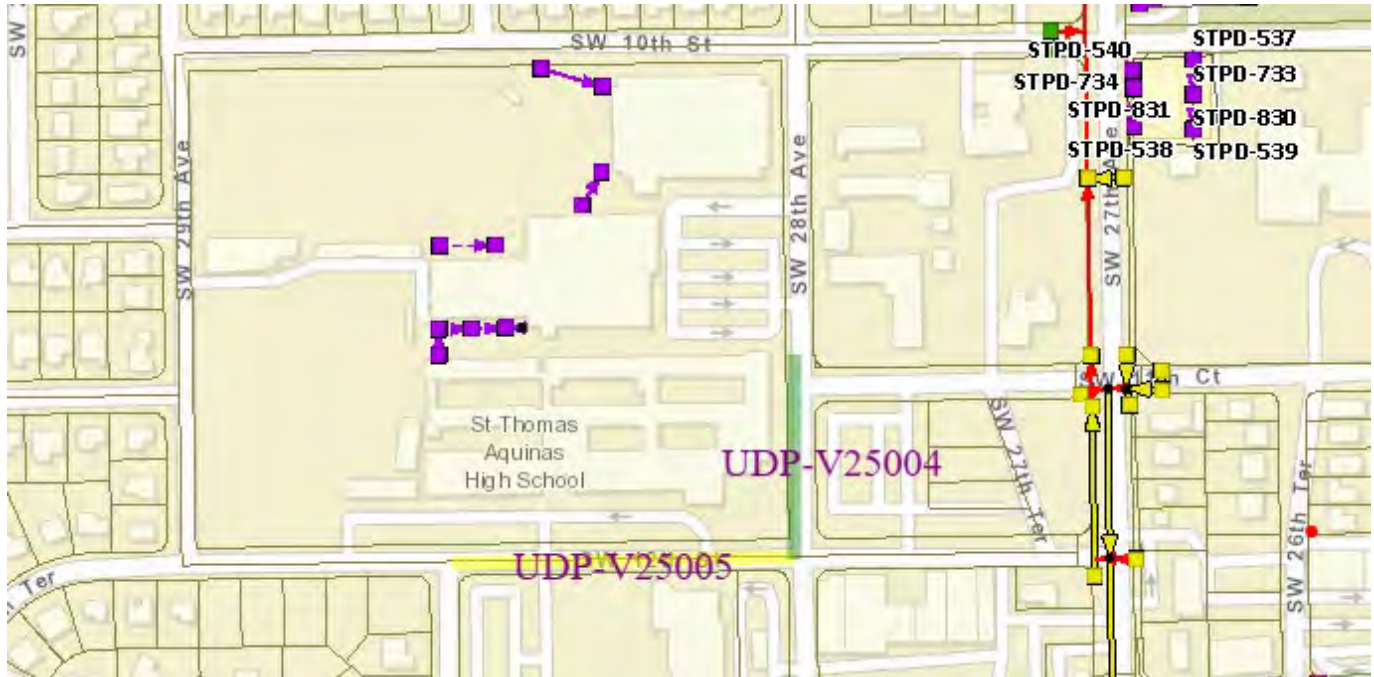
7. Be advised documents such as easement and/or right-of-way deed, joinders, consents and Attorney's Opinion of Title may be necessary at time of approval.

Additional comments may be forthcoming at the meeting.

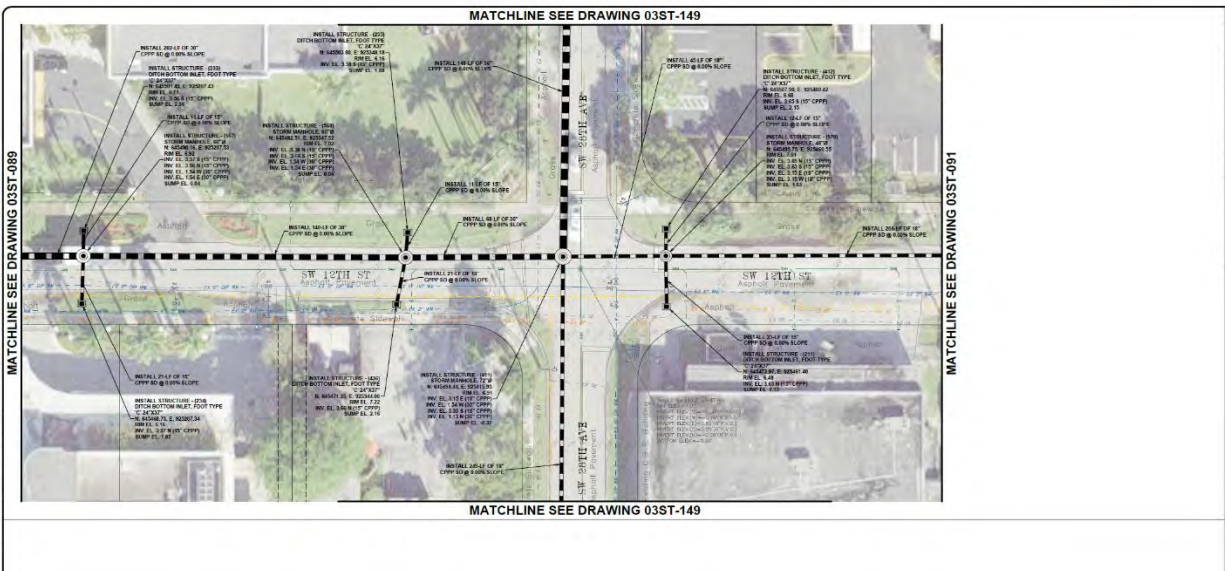
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CASE COMMENTS:

- a. No existing stormwater assets at this location but given the level of Stormwater Master Planning effort Citywide I will ask STW Engineering to weigh in on this parcel for the purpose of acquiring future easements. This location is in Melrose Manors.



- b. Storm Water Engineering:
 - i. These two areas are being utilized in the Melrose Manors Project. The areas cannot be vacated. See snip of plan below:





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CASE COMMENTS:

1. The application does not provide sufficient information to justify the proposed vacation of the public right of way.
2. The City of Fort Lauderdale Transportation and Mobility department is not in favor of the proposed right of way vacation as it is needed to retain the city's transportation grid.
3. Provide a traffic impact analysis showing the effects of the redistribution of trips through the neighborhood and Davie Blvd, the Traffic impact analysis shall include the following:

Methodology:

- The study area for the project will include the following intersections:
 - Riverland Rd/Davie Blvd
 - Riverland Rd/SW12th St
 - Riverland Rd/SW 11th Ct
 - Riverland Rd/SW 10th St
 - Davie Blvd/SW 28th Ave
 - Davie Blvd/ SW 28th Terrace
 - Davie Blvd/SW 29th Terrace
 - SW 28th Ave/SW 12th St
 - SW 28th Ave/SW 11th Ct
 - SW 28th Ave/SW 10th St
 - SW 29th Ave/SW 10th St
 - SW 29th Ave/SW 11th St
 - SW 29th Ave/SW 11th Ct
 - SW 29th Ave/SW 12th St
 - SW 28th Terrace/SW 12th St
- The study area will also include the following roadway links:
 - Davie Blvd from Riverland Rd to SW 31st Ave
 - Riverland Rd from Broward Blvd to Davie Blvd
 - SW 10th Street from Riverland Rd to SW 29th Ave
 - SW 12th Str from Riverland Rd to SW 29th Ave
 - SW 28th Ave from SW 10th St to Davie Blvd
 - SW 29th Ave from SW 10th St to SW 12th St
- The analysis scenarios for this study are as follows:
 - Existing year (2025)
 - Project build-out year (2040) without project trips (background traffic)
 - Project build-out year (2040) with project trips (total traffic)



- Turning movement counts (TMCs) will be collected during the morning (7-9am) and afternoon (4-6pm) peak hour conditions of a regular weekday at the study intersections. Link / segment volumes will be derived from the intersections TMC's.
 - If applicable, collected counts will be adjusted to reflect AM and PM peak hour average daily traffic conditions for the intersection analysis. The traffic volumes will be adjusted by applying the corresponding peak season conversion factors obtained from the latest *Florida Department of Transportation (FDOT) Peak Season Factor Category Report*.
 - Signal Location and Timing- Existing signal phasing and timing for the signalized intersection will be obtained from Broward County.
 - Trip Distribution / Trip Assignment - Net new external project traffic will be assigned to the adjacent street network by using the project's Traffic Analysis Zone (TAZ), the Broward County TRIPS Model, and/or the SERPM model. Normal traffic patterns will also be considered when assigning project trips.
 - Background Traffic - Available Florida Department of Transportation (FDOT) and Broward County counts (at least five years) will be consulted to determine a growth factor consistent with historical annual growth in the area. The growth factor will be applied to the existing traffic volumes to establish background traffic. If negative, a 0.5% growth rate will be applied annually to provide a more conservative analysis.
 - Future Transportation Projects - The 2025-2029 TIP and the 2045 MTP will be reviewed and considered in the analysis at project build-out. Any programmed improvement that increases capacity will be included in the analysis.
 - The Synchro software will be used to analyze the study intersections. The latest HCM methodology will be utilized to obtain the results. Operation analysis at driveways providing access to / from the site will also be conducted.
 - Link / Segment capacity will be estimated using service volumes obtained from the generalized vehicular capacities from the latest FDOT Quality/LOS Handbook.
 - Measure of Effectiveness (MOEs)- the following MOEs will be included in the report:
 - Level of Service Analysis (LOS A through F)
 - Queue Lengths (95% confidence level)
 - Vehicular Delay
 - Volume to Capacity Ratios
 - Multimodal Considerations - Pedestrian, bicycle and transit facilities shall be defined in a Circulation Plan. Existing bus and mass transit routes including schedule and bus stop locations shall be discussed as part of the study.
4. Additional comments may be provided upon further review.



UDP-V25005 CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, September 3, 2025, for applications subject to a quasi-judicial hearing or a public hearing, 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 will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed. The applicant did not submit a waiver to the timeline requirements.
2. The proposed vacation of right-of-way requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. Separate fees 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 Planning and Zoning Board (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: <http://www.fortlauderdale.gov/neighbors/civic-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 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. 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. Discuss with the Zoning Administrator, if a unity of title is needed in order to avoid ownership conflicts in the future.
5. Signoffs from the City Surveyor and the Urban Design Engineer will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering staff.
6. 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 Planning and Zoning Board. 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

Carlos Lozano, Manager
561.310.5185
CL448E@att.com

City of Fort Lauderdale, Department of Public Works

Igor Vassiliev
954.828.5862
ivassiliev@fortlauderdale.gov

Comcast

Ricardo Davidson, Construction Supervisor
RicardoA_Davidson@cable.comcast.com

Comcast

Richard Sees, Construction Specialist
954.774.9781
Richard_Sees@comcast.com

Florida Power & Light (FP&L)

Daniel Torres, Associate Engineer
954.717.2063
Daniel.Torres2@fpl.com

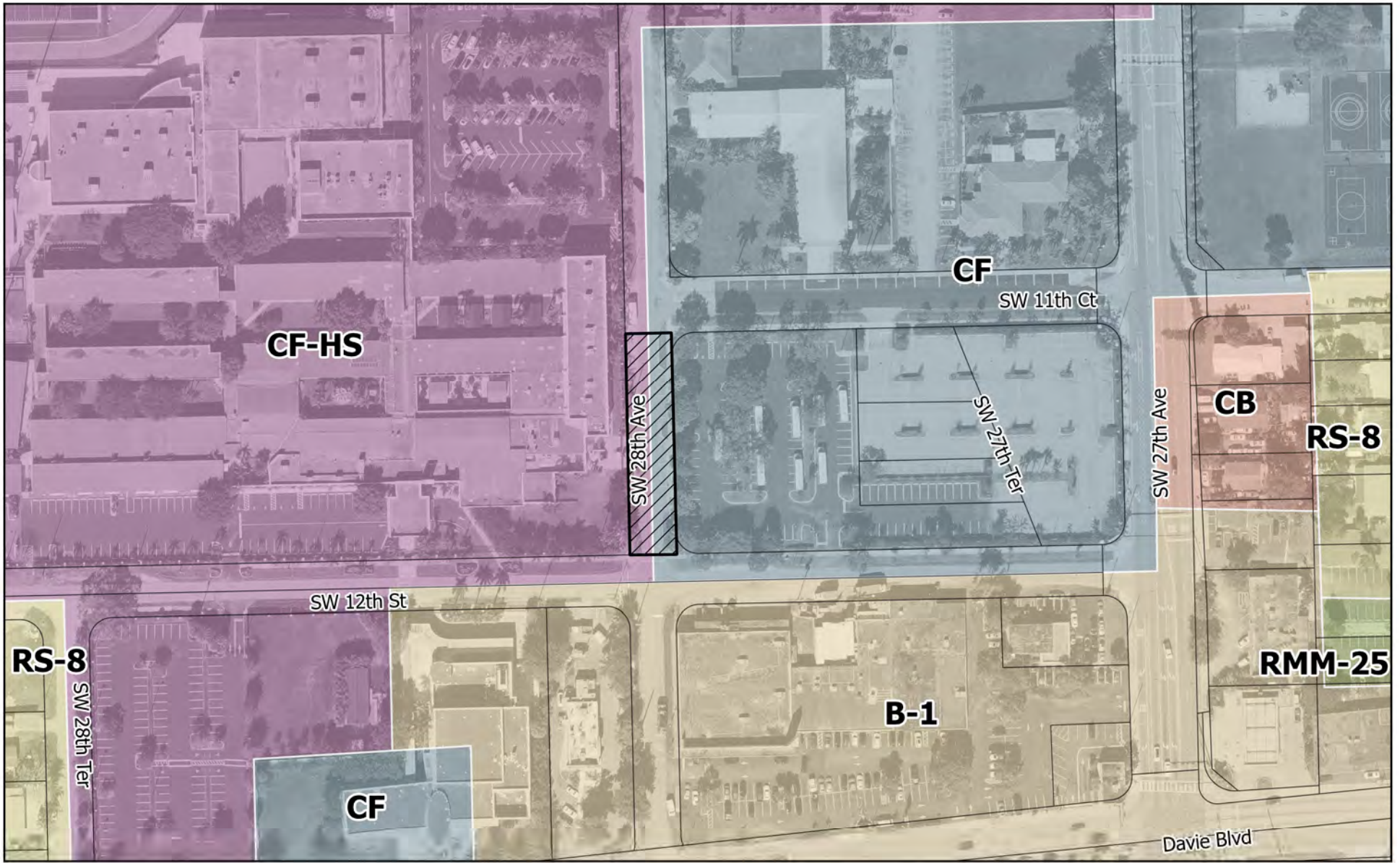
TECO-Peoples Gas

Joan Domning, Specialist Distribution Engineering
813.275.3783
JDomning@tecoenergy.com

7. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

GENERAL COMMENTS

8. Provide a written response to all Development Review Committee comments.
9. An additional follow-up coordination meeting may be required to review changes necessitated by the Development Review Committee comments. Please schedule an appointment with the project planner (954-828-6495) to review revisions.
10. Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-V25005

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

