

STAFF REPORT
Washington Park Fourth Addition
Plat Book 22, Page 44

An application has been filed with the Planning and Management Division to waive Section 5-182(b) and 5-195(c)(1)c) and d) of the Broward County Land Development Code regarding the Dedication of Right-of-way for Major and Locals Roads for three (3) single-family lots in the Roosevelt Gardens Neighborhood. The lots are located on the southeast corner of Northwest 27 Avenue and Northwest 14 Street, in Broward Municipal Services District.

Broward County's Planning and Management Division requests a waiver of the requirement to dedicate 15-feet of right-of-way for three (3) single family parcels which abut Northwest 27 Avenue. The construction of homes on these lots is part of the County's effort to redevelop the Northwest 27 Avenue Corridor and provide affordable housing. Northwest 27 Avenue and Northwest 14 Street are both proposed 80' collectors per the Broward County Trafficways Plan. The existing right-of-way for both streets is 50 feet, so this requirement would reduce the depth of the lots by 15 feet and reduce the width of the north lot by 15 feet.

While the subject property is located in the Broward Municipal Services District, the City of Fort Lauderdale's municipal limits are adjacent to the affected plat. The attached correspondence from the City of Fort Lauderdale indicates no objection to this request.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL**, subject to the conditions contained in the attached memorandum from these Divisions.

Staff has reviewed this request and recommends **APPROVAL** subject to compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances. In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

JWP



Commission District No. 9
Municipality: Municipal Services District
S/T/R: 32/49/42



**Washington Park
Fourth Addition**



0 50 100 200 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2017



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

December 29, 2017

Mr. Anthony Fajardo, Director
Department of Sustainable Development
700 Northwest 19th Avenue
Fort Lauderdale, FL 33311

RE: Municipal notification of a delegation request to modify other Roadway Related conditions (approved level of development) on a recorded plat adjacent to the municipal limits of Fort Lauderdale:

Plat name: Washington Park Fourth Addition
Plat No. --

Written comments must be received on or before **January 12, 2018**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at padminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617.

Sincerely,

KARINA DA LUZ
Digitally signed by
KARINA DA LUZ
Date: 2017.12.29
14:17:07 -05'00'

Karina da Luz
Senior Planner



Public Works Department
HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

MEMORANDUM

DATE: January 11, 2018

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Modify Conditions of Plat Approval
(Waiver of Dedication of Right-of-Way)
Washington Park Fourth Addition (009-DU-97)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application to waive the dedication requirements for certain parcels located on the subject plat. In part, the application is a request to waive 15 feet of right-of-way along NW 27th Avenue and NW 14th Street. Our review included the information contained in the application and the recorded plat. Our review also included changes to the adjacent roadways, existing and proposed, and changes on the adjoining properties.

The request is to waive the Land Development Code right-of-way dedication requirements from: (1) to comply with the Broward County Trafficways Plan [Sec. 5-182(b)] and (2) to dedicate right-of-way for local, unincorporated, roadways [Sec. 5-195(c)(1)d)] for the following single family lots:

<u>Folio Number</u>	<u>Address</u>	<u>Legal Description</u>
494232011430 1396	NW 27th Ave.	Washington Park Fourth Addition (PB 22, pg 44) Lots 22 & 23, Block 44
494232011440 1394	NW 27th Ave.	Washington Park Fourth Addition (PB 22, pg 44) Lots 24 & 25, Block 44
494232011450 1390	NW 27th Ave.	Washington Park Fourth Addition (PB 22, pg 44) Lots 26 & 27, Block 44

The lots listed above front along NW 27th Avenue or sit at the intersection of NW 27th Avenue and NW 14th Street, in one case. Based on the sections of the Development Code noted above, all of these lots would be required to dedicate 15 feet of additional right-of-way to allow for a 40-foot half of an 80-foot collector as defined by the Broward County Trafficways Plan.

As there are no current or proposed plan for improvements to this roadway and staff believes that waiving the right-of-way dedication requirements for these lots would cause negligible regional impact, staff recommends APPROVAL of the proposed waiver.

In addition, the staff recommends that the County Commission consider initiating a Trafficways Plan amendment for the segments of NW 27th Avenue north of Sunrise Boulevard, and NW 14th Street east of NW 27st Avenue.

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division



**Application to Change or Waive Requirements
of the Broward County Land Development Code**

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat/Site Plan Name WASHINGTON PARK FOURTH ADDITION
 Plat/SitePlan Number n/a Plat Book - Page 22/44 (If recorded)
 Owner/Applicant Woody Hughes; Habitat for Humanity of Broward, Inc Phone 954.558.3094
 Address 3564 N. Ocean Blvd. City Ft. Lauderdale State FL Zip Code 33308
 Owner's E-mail Address woody@habitatbroward.org Fax # 954.396.3050
 Agent HSQ Group, Inc. Phone 561.392.0221 x106
 Contact Person Donna C. West
 Address 1489 W. Palmetto Park Rd., Suite 340 City Boca Raton State FL Zip Code 33486
 Agent's E-mail Address donna@hsqgroup.net Fax # 561.392.6458

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) n/a

Land Development Code citation(s) 5-199(b)

Have you contacted anyone in County Government regarding this request? Yes No

If yes, indicate name(s), department and date Pete Schwartz, Planning Council;

Thuy Turner, Development Management; D.G. McGuire, Engineering Plat Section

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

see attached

**Please see the reverse side of this form for Required Documentation
and Owner/Agent Certification**

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

OWNER/AGENT CERTIFICATION

State of Florida

County of Palm Beach

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent *Donna C. West*

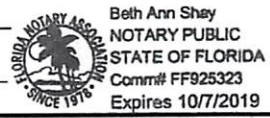
Sworn and subscribed to before me this 4th day of December, 2017

by Donna C. West He/she is personally known to me or

Has presented _____ as identification.

Signature of Notary Public *Beth Ann Shay*

Type or Print Name Beth Ann Shay



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 12/06/17 Acceptance Date 12/08/2017

Comments Due 12/22/2017 C.C. Mtg. Date _____ Fee \$ 1,730.00

Report Due 12/08/2017 Adjacent City Fort Lauderdale

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) _____

Title of Request modify other Roadway Related Conditions (waiver of dedication of Right-of-way).

Distribute to: Engineering Traffic Engineering Mass Transit

Other _____ Other _____

Comments _____

Received by *[Signature]*

**NARRATIVE EXPLAINING REQUEST FOR
WAIVER OF DEDICATION OF RIGHT-OF-WAY**

**HABITAT FOR HUMANITY
FOR 3 SINGLE FAMILY HOMES**

Habitat for Humanity of Broward, Inc. is requesting a waiver of the "Dedication of Right-of-Way for Major Roads" requirements contained in the Land Development Code for 6 lots located at the southeast corner of NW 27th Avenue and NW 14th Street.

This waiver is necessary in order to building three (3) affordable single family homes on platted lots in Unincorporated Broward County.

The lots include the following:

Folio #	Address	Legal Description
494232011430	1396 NW 27th Ave.	Lots 22 & 23, Block 44
494232011440	1394 NW 27th Ave.	Lots 24 & 25, Block 44
494232011450	1390 NW 27th Ave.	Lots 26 & 27, Block 44
all in Washington Park Fourth Addition (PB 22, pg 44)		

NW 27th Avenue and NW 14th Street are both proposed 80' collectors per the Broward County Trafficways map. The existing right-of-way for both streets is 50 feet, so this requirement would reduce the depth of the lots by 15 feet and reduce the width of the north lot by 15 feet.

The existing right-of-way for the corridor for both streets is primarily 50 feet, and there are no plans to widen the existing roadway that we are aware of.

A similar request was approved by the Broward County Board of Commissioners for lots on the west side of NW 27th Avenue directly across from these lots in 2007.

ROOSEVELT BUILD DATA

Habitat Code	Folio Number	Address	Garage Car	SF /AC	Bedrooms	Baths	MOU
UB 39	494232011450	1390 NW 27 AVENUE	1	1400	4	2	Habitat Owned
UB 40	494232011440	1394 NW 27 AVENUE	1	1400	4	2	Habitat Owned
UB 41	494232011430	1396 NW 27 AVENUE	1	1400	4	2	Habitat Owned
UB 42	494232014720	1397 NW 27 AVENUE	2	1500	4	2	
UB 43	494232014740	1391 NW 27 AVENUE	2	1500	4	2	

ROOSEVELT BUILD C



*Donna West
-Habitat
-Unincorporated.*

