



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 13, 2021

PROPERTY OWNER: 616 SE 4th Avenue, LLC.

APPLICANT/AGENT: Joseph Handley, Craven Thompson & Associates

PROJECT NAME: 317 N Federal - Utility Easement Vacation

CASE NUMBER: UDP-EV21001

REQUEST: Vacation of Easement Review: 10-Foot by 10-Foot
Utility Easement

LOCATION: 317 N Federal Highway

ZONING: Regional Activity Center - City Center District (RAC-
CC)

LAND USE: Downtown Regional Activity Center (DRAC)

CASE PLANNER: Yvonne Redding



Case Number: UDP-EV21001

CASE COMMENTS:

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

1. Per ULDR Section 47-24.1, provide written documentation that easement to be considered for vacation meets the City's development review criteria per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.7 (Vacation of Easement Requirements).
2. Demonstrate compliance with Adequacy Review requirements per ULDR Sections 47-25.2.C (Drainage facilities) and 47-25.2.L (Stormwater), that the easement area to be considered for vacation will not adversely affect adjacent streets and properties.
3. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Easement vacation are consistent with Site Plan.
4. Applicant to provide copy of deed book records for easement background and purpose.
5. Please contact City's Public Works Department, Dronix Suarez at DSuarez@fortlauderdale.gov (954-828-6982) for stormwater infrastructure, and water and sewer utilities, to verify and determine whether there are any public utilities present within the easement to be considered for vacation. If so, a surveyed location of the utilities shall be provided to staff for review, the full cost of relocation of the utilities shall be borne by the Applicant, and the utility relocation plan shall be reviewed and approved by the City's Public Works Department prior to implementation.
6. Provide letters from all franchise utility providers, including Public Works as appropriate (i.e. if easement being vacated is public), demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letters should specifically state whether or not the franchise utility providers have existing facilities within the Easement vacation area that will need to be relocated or abandoned.
7. 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 easement have been relocated or abandoned to the satisfaction of the respective utility owners.
8. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Easement approval process, including Utility Easement(s) and Access Easement(s) that mitigate an otherwise dead-end Alley condition.
9. As applicable, provide documents such as easement and/or right-of-way deed, joinders, consents and Attorney's Opinion of Title. Please refer to City's Web site: <http://fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> (under 'Engineering Forms' and 'Dedicated Public Rights of Way and Easements') or click on <http://www.fortlauderdale.gov/home/showdocument?id=1558>.
10. Additional comments may be forthcoming at the meeting.



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CASE COMMENTS:

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 approval by the City Commission. A separate application and fee are required for City Commission review.
- 3) 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 Planning Staff.
- 4) Letters must be provided from Comcast Cable, TECO Gas and 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 City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to City Commission submittal.

Contact Information for utilities is as follows:

Florida Power and Light (FP&L)	City of Fort Lauderdale, Public Works Department
Lucas Cornish	Elkin Diaz
954-717-2062	954-828-6539
Lucas.Cornish@fpl.com	Ediaz@fortlauderdale.gov

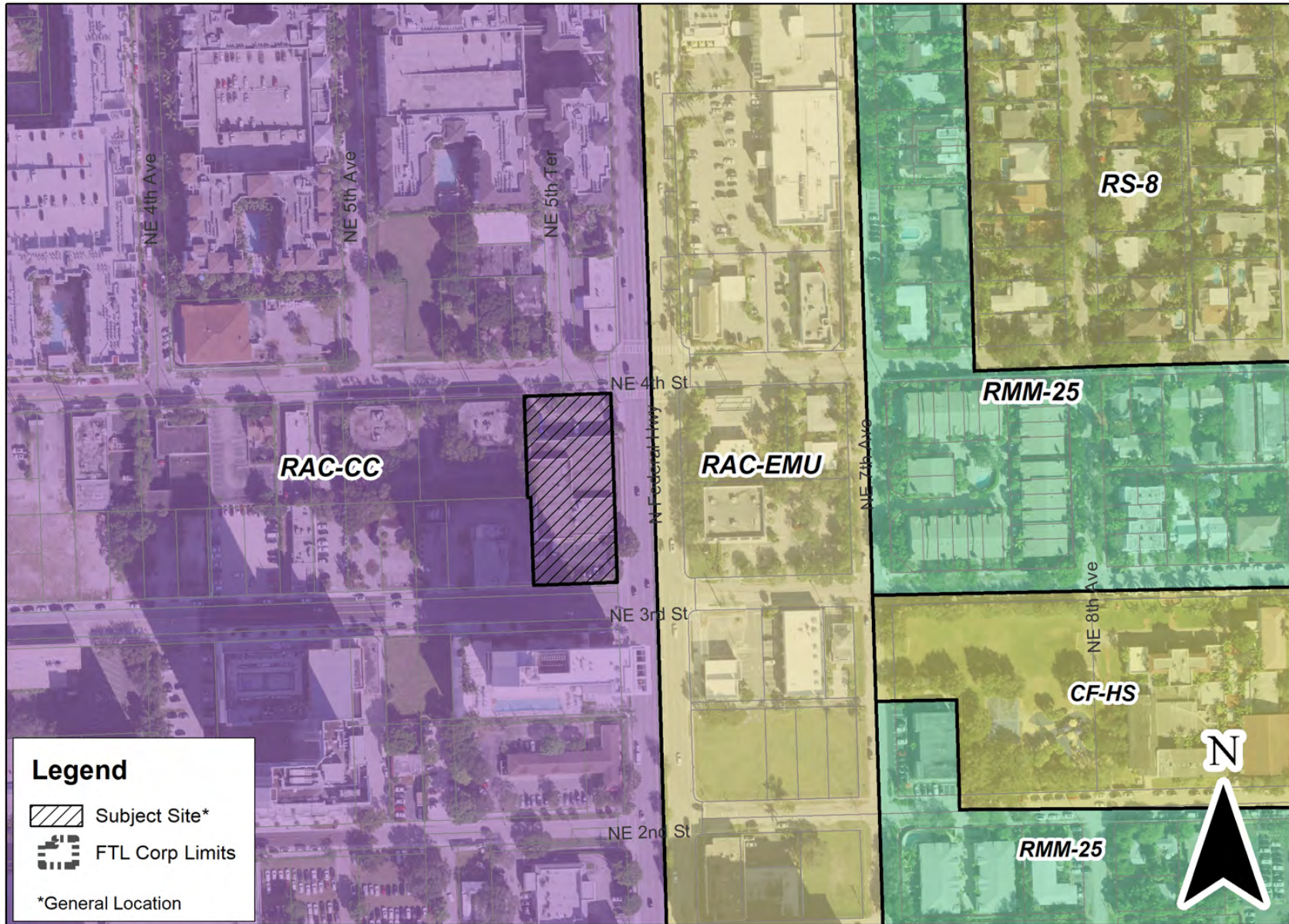
Comcast
Leonard Maxwell-Newbold
954-447-8405
leonard_maxwell-newbold@comcast.com

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

GENERAL COMMENT

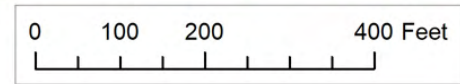
- 6) Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
- 7) The following easement documents must be reviewed and approved by City Staff prior to final approval:
 - a. Attorney's Opinion of Title
 - b. Easement Deed
 - c. Survey, Sketch and Legal Description
 - d. Joinder, Consent, and Partial Release by Mortgagee/Lien Holder

The instructions and templates for these documents may be found at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> listed under the topic "Dedicated Public Rights of Way and Easements." Please submit these documents electronically to Caroline Yeakel at CYeakel@fortlauderdale.gov.



UDP-EV21001

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Graphic Scale