



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** August 10, 2021

**PROPERTY OWNER:** Sunrise FTL Ventures, LLLP.

**APPLICANT/AGENT:** Nectaria Chakas, Lochrie and Chakas, P.A.

**PROJECT NAME:** 2851/2901 NE 9th Court

**CASE NUMBER:** UDP-EV21005

**REQUEST:** Easement Vacation Review: 3-foot Wide by 100-foot Long Utility Easement

**LOCATION:** North of NE 9th Court, south of E. Sunrise Boulevard, east of the Intracoastal Waterway, and west of N. Birch Road

**ZONING:** Sunrise Lane Area (SLA)

**LAND USE:** Central Beach Regional Activity Center

**CASE PLANNER:** Karlanne Grant / Michael Ferrera (Assisting)



Case Number: UDP-EV21005

**CASE COMMENTS:**

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

1. Please provide relocation plans for the existing 12" water main infrastructure crossing the property.
2. Provide the received letters from the franchise utility providers demonstrating their no objection to the vacation of this Easement as per project narrative.
3. 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.
4. Please email [plan@fortlauderdale.gov](mailto:plan@fortlauderdale.gov) to obtain copies of the City's utility maps and as-builts as applicable to the project location and show existing City utilities and easements (water, sewer, force main, and stormwater utilities) in proposed engineering plans (utility demolition, stormwater pollution prevention plan (SWPPP), and civil plans).



Case Number: UDP-EV21005

**CASE COMMENTS:**

No comments



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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 and approval by the City Commission. A separate application and fee are required for City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27). The City Clerk's office requires 48 hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on CD or flash to the City Clerk. Please contact the project planner for more information (954-828-5018).
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 Engineering Staff.
4. Updated letters must be provided from Florida Power & Light, Bellsouth, 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:

AT&T

Greg Kessell, Design Manager
(561) 699-8478
G30576@att.com

City of Fort Lauderdale, Department of Public Works

Igor Vassiliev, Project Manager II
(954) 828-5862
ivassiliev@fortlauderdale.gov

Comcast

Patesha Johnson, Permit Coordinator
(754) 221-1339
Patesha\_Johnson@comcast.com

Florida Power & Light (FP&L)

Mark Morkos, Engineer II (954) 717-2138
Mike Keightley, Senior Engineer (954) 956-2019
Mark.Morkos@fpl.com or Mike.S.Keightley@fpl.com

TECO-Peoples Gas

Joan Domning, Specialist
(813) 275-3783
JDomning@tecoenergy.com

- 5. The easement contains a nonfunctioning city water line; however, there is a need to provide such per Engineering requirements. Based on this need, the applicant will need to identify the location of a new easement which will impact the site design as submitted with concurrent application UDP-S21031. Coordinate with Engineering and Planning. In addition, there is an existing 1.25-foot FDOT right-of-way that bisects the site. Provide additional information on the vacation of this easement.
6. If it is found that the easement will need to be relocated, indicate and provide information relative to relocation of all utilities located within the easement pursuant to a relocation plan.



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**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

8. The following easement documents must be reviewed and approved by City Staff prior to final approval:
  - Attorney's Opinion of Title
  - Easement Deed
  - Survey, Sketch and Legal Description
  - 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](mailto:CYeakel@fortlauderdale.gov).

9. 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.
10. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Karlanne Grant (Email: [kgrant@fortlauderdale.gov](mailto:kgrant@fortlauderdale.gov), Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.
11. Additional comments may be forthcoming at the DRC meeting.



# UDP-EV21005

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 Development Review Committee

August 10, 2021

