



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** November 30, 2021

**PROPERTY OWNER:** United States of America

**APPLICANT/AGENT:** City of Fort Lauderdale

**PROJECT NAME:** Federal Courthouse

**CASE NUMBER:** UDP-EV21008

**REQUEST:** Vacation of Easement: 5 Feet Wide by 138 Feet in Length

**LOCATION:** East/west easement north of SE 10th court, east of SE 3rd Avenue, west of SE 4th Avenue, north of SE 11th street

**ZONING:** Planned Residential Office (ROC) and Limited Residential Office (ROA)

**LAND USE:** South Regional Activity Center

**CASE PLANNER:** Michael Ferrera



Case Number: UDP-EV21008

**CASE COMMENTS:**

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

1. Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey 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.
  - a. Per the DRC Vacation Application, provide a current certified boundary survey (within last 6 months) that is signed and sealed.
  - b. Verify the northern and southern limits of the easement to be vacated along SE 10<sup>th</sup> Court since the survey depicts gaps for the sidewalk easement. Provide the plat book/page number or instrument number for the sidewalk easement.
2. The narrative states that there is a sewer line located within the sidewalk easement on the northeast portion of SE 10<sup>th</sup> Court, however our GIS map does not confirm this. Please clarify and provide additional as-built information regarding this sewer line. Contact City's Public Works Department staff, Igor Vassiliev, P.E. at [ivassiliev@fortlauderdale.gov](mailto:ivassiliev@fortlauderdale.gov) or 954-828-5862 for additional coordination.
3. The applicant must provide a Letter of No Objection from the City's Public Works Department for the vacation of the easement in question. Please contact City's Public Works Department staff, Igor Vassiliev, P.E. at [ivassiliev@fortlauderdale.gov](mailto:ivassiliev@fortlauderdale.gov) or 954-828-5862 for additional coordination.
4. Provide letters from all affected franchise utility providers demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letters should specifically state whether the franchise utility providers have existing facilities within the Easement vacation area that will need to be relocated or abandoned.
5. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Right-of-way vacation are consistent with Site Plan.
6. Submit a stamped copy of the surveyor's sketch and legal description to the City's Surveyor for his review and approval of the easement to be considered for vacation. The approved surveyor's sketch shall then be routed to the Land Development Manager or designee for signoff, prior to submittal to the case planner for final authorization to present this item to the City Commission.
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. Please note that prior to Engineer certificate being executed, letters from the City's Public Works Department and franchise utilities indicating relocation/ removal of their facilities and any easement requirements have been completed/ recorded to their satisfaction shall be provided to the City Engineer or designee.
8. 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 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 (954-828-5265).
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 an active city water line on the west portion that may continue to be needed. Coordinate with Engineering and Planning if existing city water line is needed.
6) If it is found that the easement is needed, 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 Michael Ferrera (Email: [m@fortlauderdale.gov](mailto:m@fortlauderdale.gov), Phone: 954-828-6495 or) to review project revisions and/or to obtain a signature routing stamp.
- 11) Additional comments may be forthcoming at the DRC meeting.



**LEGEND**

 Subject Site

# UDP-EV21008 - Federal Courthouse

