



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 14, 2021

PROPERTY OWNER: Davie Commons, LLC.

APPLICANT/AGENT: Jason Crush, Crush Law, P.A.

CASE NUMBER: UDP-V21003

REQUEST: Vacation of Right-of-Way Review: 16-Foot Wide by 355-Foot Long Portion of Alley

LOCATION: South of SE 12th Street, west of SE 6th Avenue, east of SE 4th Avenue and north of SE 12th Court

ZONING: Residential Office (RO)

LAND USE: South Andrews Regional Activity Center

CASE PLANNER: Yvonne Redding



Case Number: UDP-V21003

CASE COMMENTS:

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

1. Demonstrate compliance with Adequacy Review requirements per ULDR Sections 47-25.2.C (Drainage facilities) and 47-25.2.L (Stormwater), that the right-of-way area to be considered for vacation will not adversely affect adjacent streets and properties.
2. 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. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e., easements, agreements, etc.).
3. Per the DRC Vacation Application, provide a current certified boundary survey (within last 6 months) that is signed and sealed.
4. Provide copy of a corresponding Site Plan if applicable, so that it can be reviewed for consistency.
5. Please be advised, there is an existing 6" water main beginning from SE 4th Avenue and extending approximately 75 ft within the alley. Consequently, the City of Fort Lauderdale maintains interest in the ownership of the alley. Therefore, the Public Works department of the City of Fort Lauderdale cannot approve the proposed vacation. Please contact Gabriel Garcia at Ggarcia@fortlauderdale.gov for further questions.
6. The survey shows existing wooden poles, overhead wires, and a guy anchor located within the 5' Utility Easement to be vacated; relocated facilities shall require inspection and approval by the applicable franchise utility owner prior to issuance of City Engineer's certificate.
7. Provide letters from all franchise utility providers as appropriate demonstrating their interests in maintaining or no objection to the vacation of this section of public right-of-way. The letters should specifically state whether the franchise utility providers have existing facilities within the right-of-way vacation area that will need to be relocated or abandoned.
8. 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.
9. Additional comments may be forthcoming at the meeting.



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CASE COMMENTS:

1. No Comments.



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CASE COMMENTS:

Please provide a response to the following:

- 1. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee is required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements. Please see Unified Land Development Regulations (ULDR) Section 47-27. Note: The City Clerk's office requires 48 hour notice prior to Commission meeting if a computer presentation is planned (i.e. PowerPoint), to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.
2. Pursuant to Public Participation requirements of ULDR, Section 47-27.4.A.2.c, the applicant must complete the following:
a. Prior to submittal of the application to the PZB, a notice from the applicant via letter or e-mail shall be provided to 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;
b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is 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; and,
c. Accordingly, 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. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.
3. 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.

a. Contact Information for utilities is as follows:

AT&T

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

City of Fort Lauderdale, Public Works Department

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, Mike Keightley, Senior Engineer II
(954) 717-2138 (954) 956-2019



Mark.Morkos@fpl.com

Mike.S.Keightley@fpl.com

Peoples Gas

Joan Domning, Specialist
(813) 275-3783

JDomning@tecoenergy.com

4. It appears to be an east bound one-way access to the Walgreens site located at 1201 S. Federal Highway. Provide written acknowledgement that they are aware this access will no longer be available.
5. Several property owners are affected by the right-of-way "ROW" vacation. Provide owner authorization and agent letters for all property owners located along this ROW.
6. Please provide additional information regarding potential redevelopment of the parcels along this ROW. It appears that 401 SE 12th Court is vacant. Are there potential plans to redevelop this site.
7. Please correctly label the rights-of-way in this image.



8. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required, prior to PZB submittal.

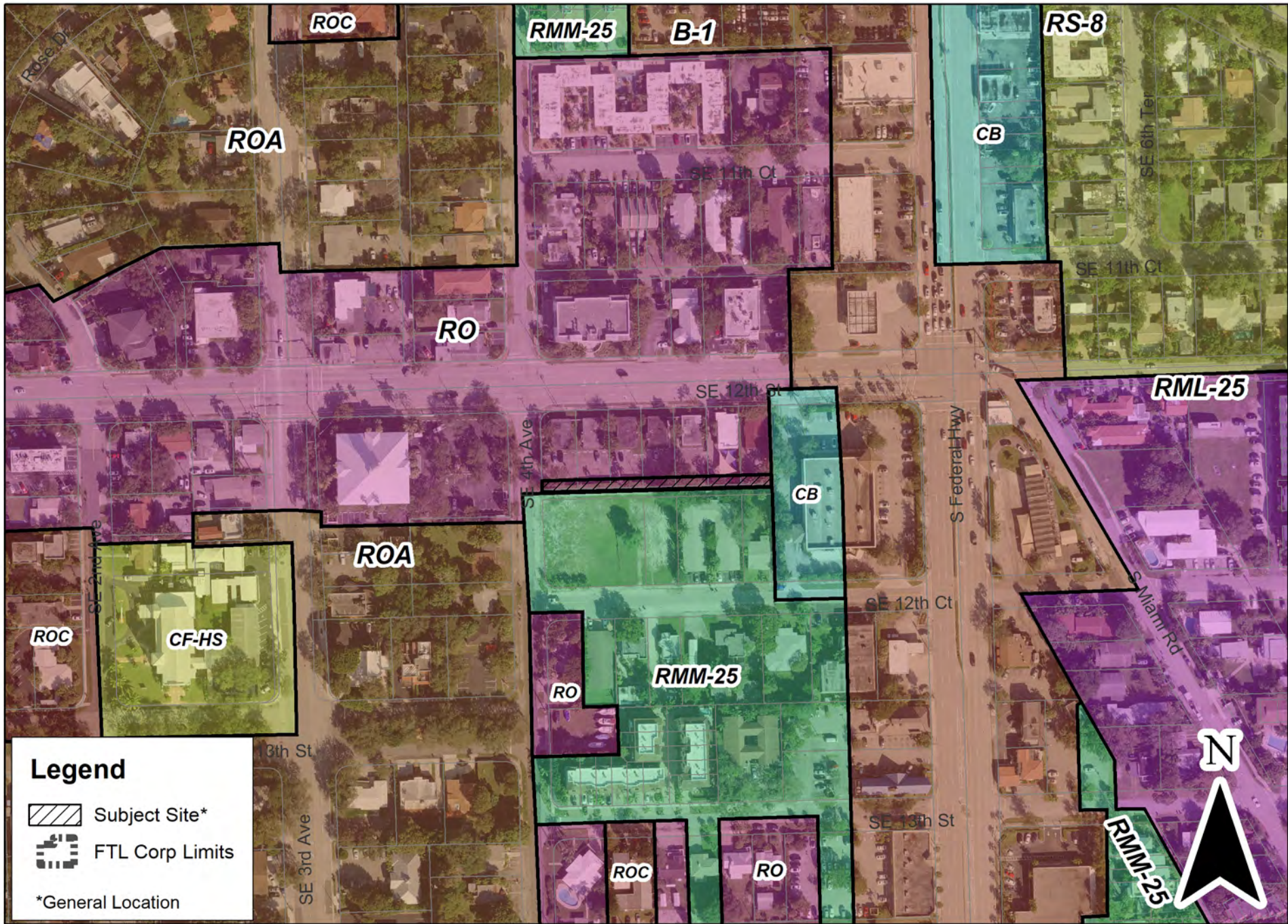


9. The ordinance approving the ROW vacation shall be recorded in the public records of Broward County within (30) days after adoption.

General Comments

The following comments are for informational purposes.

10. Pursuant to State Statute, Section 166.033, development permits which require a quasi-judicial or public hearing decision, must be completed within 180 days, unless an extension of time is mutually agreed upon between the City and the applicant.
11. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Pre-PZB sign-off, please schedule an appointment with the project planner (954-828-6495) to review project revisions and/or to obtain a signature routing stamp.
12. Additional comments may be forthcoming at the DRC meeting.
13. Provide a written response to all DRC comments within 180 days.



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