



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 12, 2022

**PROPERTY OWNER /
APPLICANT:** 745 North Andrews Ave. LLC.

AGENT: Andrew Schein, Esq., Lochrie & Chakas, P.A.

PROJECT NAME: 745 N. Andrews

CASE NUMBER: UDP-EV22006

REQUEST: Vacation of Easement: 15-foot Wide by 250-foot Long
Utility Easement

GENERAL LOCATION: South of NW 8th Street, east of N. Andrews Avenue,
west of NW 1st Avenue

ZONING: Northwest Regional Activity Center-Mixed Use east
(NWRAC-MUe)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Nick Kalargyros



Case Number: UDP-EV22006

CASE COMMENTS:

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

1. Per the DRC Vacation Application, provide a current certified boundary survey (within last 6 months) that is signed and sealed.
2. 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.
3. 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.
4. 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.
5. The survey shows existing wooden poles, overhead wires, and a guy anchor located within the 15' 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.
6. 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.

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>.

7. 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) Signoff from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
4) Letters must be provided from AT&T, Comcast Cable, Florida Power & Light, 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. A letter stating no objection has been provided by the applicant from TECO-People Gas. Contact Information for the remaining utility companies are below:

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)

Tim W. Doe, Engineer II (954) 717-2148
Tim.W.Doe@fpl.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 COMMENTS

Please consider the following prior to submittal for Planning and Zoning Board review:


- 6) Provide a written response to all Development Review Committee comments within 180 days.
7) 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.

- 8) Additional comments may be forthcoming at the Development Review Committee meeting.



LEGEND

 Subject Site

UDP-S22027 - 745 N. Andrews Easement Vacation

