



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 24, 2023

PROPERTY OWNER / APPLICANT: 201 N Federal Highway, LLC.

AGENT: Stephanie Toothaker, Esq.

PROJECT NAME: 201 N Federal

CASE NUMBER: UDP-V22006

REQUEST: Vacation of Right-of-way Review: 10-Foot Wide by 200-Foot Long Alley

LOCATION: 201 N Federal Highway

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

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Adam Schnell



Case Number: UDP-V22006

CASE COMMENTS:

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

1. Please contact City's Public Works Department, Roberto Betancourt at Rbetancourt@fortlauderdale.gov (954-828-6982) or Igor Vassiliev at IVassiliev@fortlauderdale.gov (954-828-5862), for stormwater infrastructure, and water and sewer utilities, to verify and determine whether there are any public utilities present within the alleyway 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.
2. Provide letters from all franchise utility providers, including Public Works as appropriate, demonstrating their interests in maintaining or no objection to the vacation of this alleyway; the letters should specifically state whether or not the franchise utility providers have existing facilities within the alleyway 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 right of way 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. Provide written authorization/ concurrence from adjacent property owner located immediately north of 10' alleyway, that allows this proposed development to request to vacate the entire right of way width located between the two properties.
5. 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 right of way have been relocated or abandoned to the satisfaction of the respective utility owners.
6. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Rights-of-Way approval process, including Utility Easement(s) that allow the City perpetual maintenance access to existing public sewer, storm drain, and water infrastructure, 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>.

Additional comments may be forthcoming at the meeting.



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CASE COMMENTS:

Please provide a response to the following:

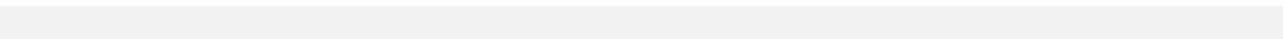
1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
2. The proposed project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. An updated application and fee are required for Planning and Zoning Board review, and an updated submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Section 47-27).
 - a. Sign notice. Sign notice shall be given prior to the public hearing before the planning and zoning board.
 - b. Public participation meetings and notification requirements shall be adhered to, and affidavits shall be submitted:
<https://www.fortlauderdale.gov/home/showdocument?id=8639>
 - c. Prior to the public hearing before the Planning and Zoning Board, mail notice shall be given to the owners of lands abutting a street or public place to be vacated and the owners of lands within three hundred (300) feet of those lands at least ten (10) days prior to the date set for public hearing.
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. Corresponding Application Case Number UDP-S22081 is being processed simultaneously. If the Site Plan is dependent of the land area of the vacated alleyway to meet ULDR requirements, the alley vacation application will have to be approved prior to the site plan application or become a condition of approval for building permit issuance for Case Number UDP-S22081.
5. Submit a Sketch and Legal description of the proposed right-of-way alley vacation.
6. 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, 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

TECO-Peoples Gas

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

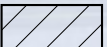
GENERAL COMMENTS

The following comments are for informational purposes.

7. The ordinance approving the right-of-way vacation shall be recorded in the public records of the County within (30) days after adoption.



LEGEND

 Subject Site

UDP-V22006 - 201 N Federal ROW Vacation - 201 N Federal Highway

