



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 23, 2023

**PROPERTY OWNER /
APPLICANT:** Integra Real Estate, LLC.

AGENT: Courtney Crush, Crush Law, P.A.

PROJECT NAME: The Mile Hotel, West

CASE NUMBER: UDP-EV23002

REQUEST: Vacation of Easement: 20-foot Wide by 136-foot Long
Drainage Easement

**GENERAL
LOCATION:** East of NE 32nd Avenue, west of the Intracoastal
Waterway, north of East Oakland Park Boulevard and
NE 32nd Street

ZONING: Community Business District (CB)

LAND USE: Commercial

CASE PLANNER: Nancy Garcia



Case Number: UDP-EV23002

CASE COMMENTS:

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

1. Per ULDR Section 47-24.1.J, provide written documentation that easement to be considered for vacation meets the City's development review criteria of ULDR Section 47-24.7.A.4 (Vacation of Easement).
2. Provide copy instrument records of the existing easement for background purposes.
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 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.
 - a. A new easement of the same size needs to be dedicated along with the design analysis and construction of a new outfall centered within the new easement. This utility relocation plan is needed as well as a no objection letter from Public Works.

Additional comments may be forthcoming at the meeting.

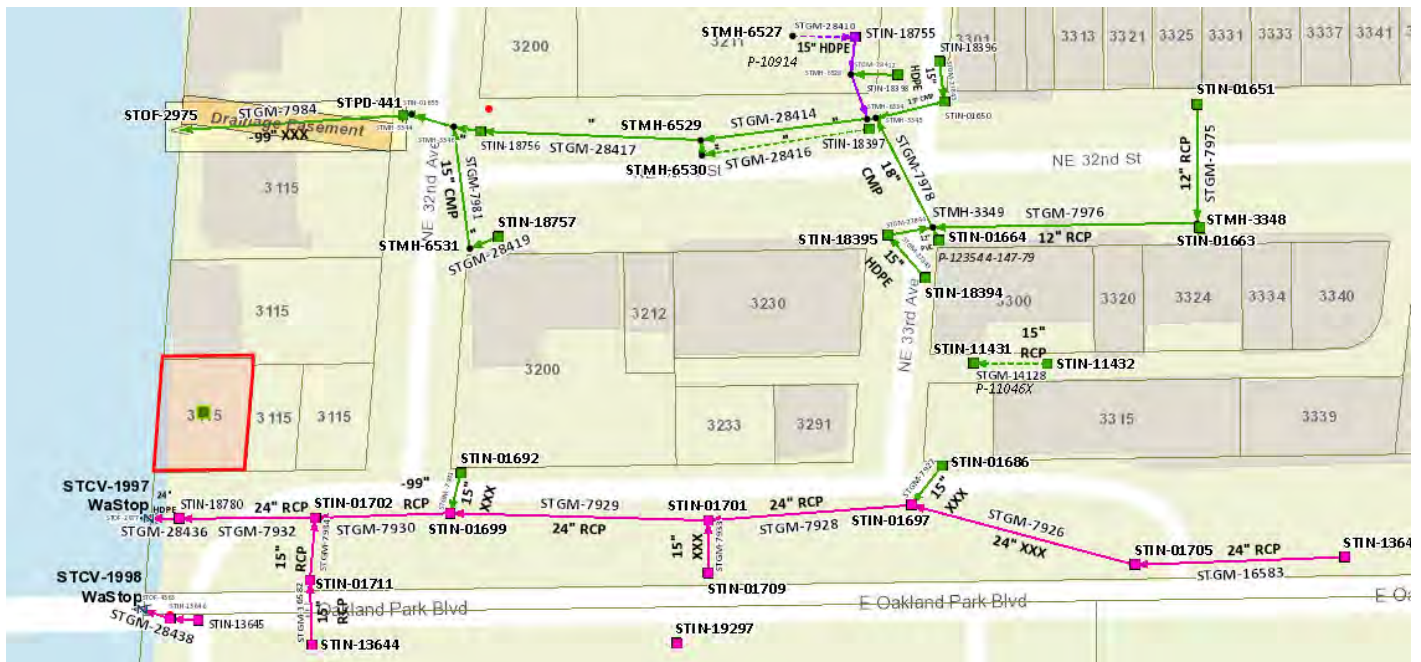


Case Number: UDP_EV23002

CASE COMMENTS:

Please provide a response to the following:

- 1. There is an active outfall (STOF-2975) with approximately 1400 LF of stormpipe (green pipe) installed to provide capacity and conveyance for five (5) city blocks at this location. Historically, Stormwater Operations has experienced tidal flooding at this location from the connecting stormwater infrastructure as depicted in the embedded map. This type of flooding is consistent with Sunny day flooding where water levels from the adjacent waterway backflow into the stormwater pipe and discharge into the roadway causing localized ponding.
2. There are approximately thirteen (13) inlets and seven (7) manholes installed as assets to this drainage basin that should be accounted for as they relate to tidal flooding impacts and allow water to transport from the waterway into the roadway under certain tidal conditions.
3. In extreme tidal situations we have experienced seawall breaching from the adjacent FDOT infrastructure located underneath the Oakland Park Bridge (Pink Pipe). In 2022 FDOT had two (2) tidal valves installed in the outfalls (Waterside_ STCV-1998 &1997) which should mitigate future sunny day flooding conditions for this location. However, Stormwater Operations is not sure how effective the seawall cap as installed by FDOT will be for reducing future breaching and/ or overland flow impacts to the adjacent roadways and/ or properties from the existing seawall at this location.





Case Number: UDP-EV23002

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. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, October 11, 2023, for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed. The applicant did not submit a waiver to the timeline requirements.
3. The proposed vacation easement requires review and approval by the City Commission. A separate application and fee are required for City Commission review.
4. Signoffs from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
5. Corresponding Application Case Number UDP-S23020 is being processed simultaneously. If the Site Plan is dependent of the land area of the vacated drainage easement to meet ULDR requirements, the easement 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-S23020.
6. As proposed, the applicant is proposing to relocate the existing 20-foot drainage easement to a proposed 10-foot easement located along the northern property line. A new easement of the same size needs to be dedicated along with the design analysis and construction of a new outfall centered within the new easement. This utility relocation plan is needed as well as a no objection letter from Public Works. See Engineering DRC review comments.
7. As provided, the Letters of No Objections provided with this submittal have all been signed by a representative from Craven Thompson & Associates, Inc. instead of the appropriate utility companies Letters must be provided from AT&T, 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 the 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 Florida Power and Light utility company. Contact Information for the remaining utility companies can be found below:

AT&T

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

Comcast

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

Fort Lauderdale, Department of Public Works

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

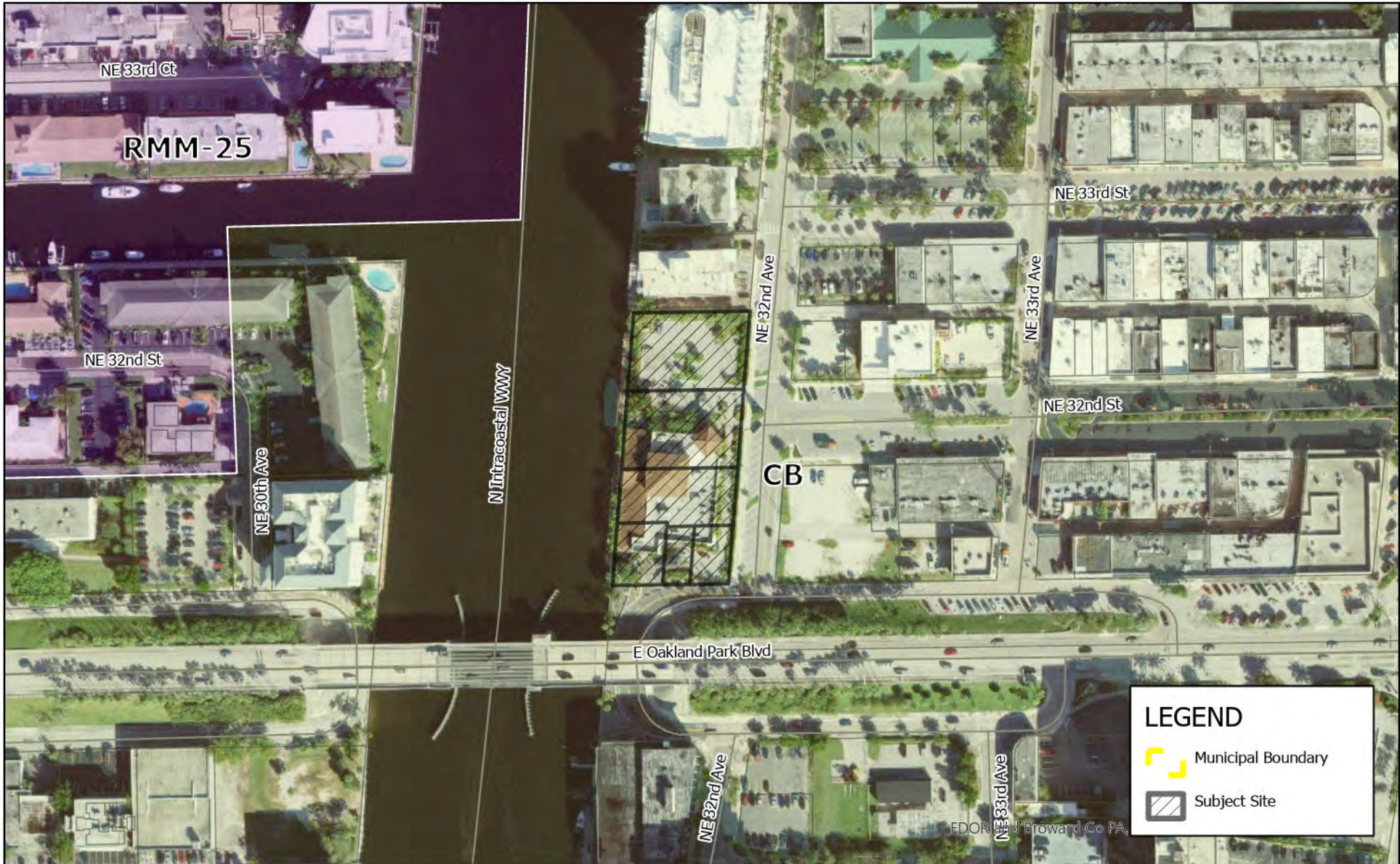
TECO-Peoples Gas

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



GENERAL COMMENTS

1. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
2. Additional comments may be forthcoming at the Development Review Committee meeting.
3. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting your plans for Final DRC sign-off, please schedule an appointment with the case planner Nancy Garcia (Email: Ngarcia@fortlauderdale.gov, Phone: 954.828.8958) to review project revisions.



UDP-EV23002 - The Mile Hotel, WEST - 3115 NE 32 AVE