



# 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, East

**CASE NUMBER:** UDP-EV23003

**REQUEST:** Vacation of Easement: 20-foot Wide by 35-foot Long  
Access and Utility Easement

**GENERAL  
LOCATION:** North of Oakland Park Boulevard, west of NE 32nd  
Avenue, south of NE 32nd Street and east of NE 33rd  
Avenue

**ZONING:** Community Business District (CB)

**LAND USE:** Commercial

**CASE PLANNER:** Nancy Garcia

Case Number: UDP-EV23003

**CASE COMMENTS:**

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

1. The alley vacation was to be in full force and effect on the date a certificate, executed by the City Engineer, was recorded in the public records of Broward County, Florida per Section 8 of Ordinance No. C-16-11. Please demonstrate having obtained and recorded said Engineer Certificate.
2. 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).
3. Applicant shall provide copy of the instrument records for easement background purpose.
4. 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 easement; the letters should specifically state whether the utility owners have existing facilities within the easement vacation area that will need to be relocated or abandoned. A surveyed location of the utilities shall be provided for staff review. Should relocation be necessary, the full cost of relocation shall be borne by the Applicant, and the utility relocation plan shall be reviewed and approved prior to implementation.
5. Letters from City of Fort Lauderdale Public Works, Comcast and FPL have not been provided. AT&T and City of Fort Lauderdale Public Works have known facilities within the right-of-way. Please be advised that prior to Engineer certificate being executed, letters from the utility's owners 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.
  - a. A relocation plan will be required as well as a public works no objection letter.
6. 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.
7. 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.

Additional comments may be forthcoming at the meeting.



Case Number: UDP-EV23003

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-S23021 is being processed simultaneously. If the Site Plan is dependent of the land area of the vacated access and utility 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-S23021.
6. Pursuant to Section 8 of Ordinance No. C-16-11, the alley vacation was to be in effect on the date a certificate, executed by the City Engineer, was recorded in the public records of Broward County, Florida. Please demonstrate having obtained and recorded the Engineer Certificate.
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 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

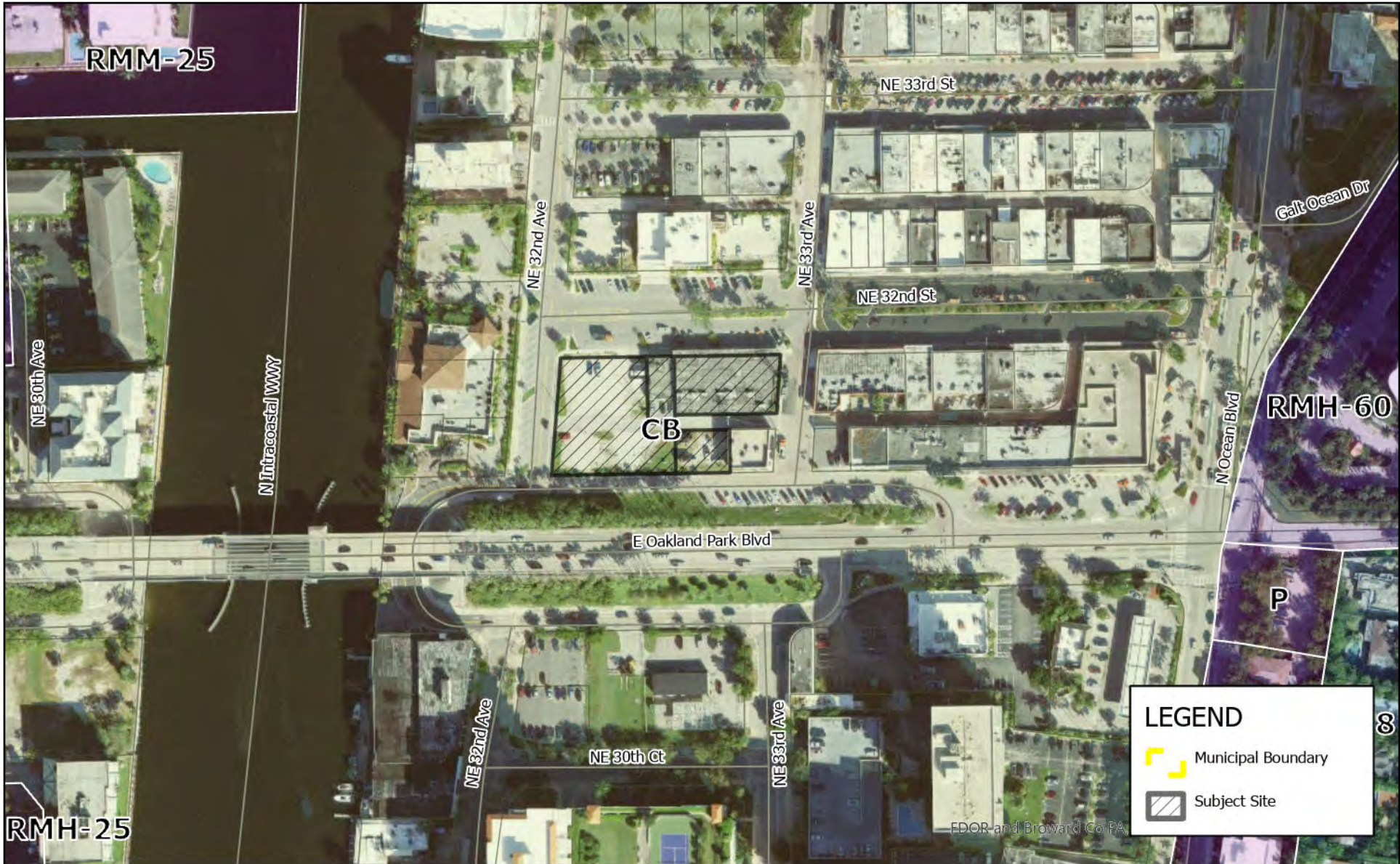


8. AT&T and City of Fort Lauderdale Public Works have known facilities within the right-of-way. Please be advised that prior to Engineer certificate being executed, letters from the utility's owners indicating relocation/ removal of their facilities and any easement requirements have been completed/ recorded to their satisfaction shall be provided to the City Engineer or designee. A relocation plan will be required as well as a public works no objection letter.
9. 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.

#### **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-EV23003 - The Mile Hotel, EAST - 3200 NE 32 ST