



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** October 22, 2019

**APPLICANT:** EDSA - Paul Kissinger

**PROJECT NAME:** Las Olas Marina Easement Vacation

**CASE NUMBER:** E19005

**REQUEST:** Vacation of Easement: 20-Foot Utility

**LOCATION:** South of Las Olas Boulevard, east of the Intracoastal Waterway, and west of Las Olas Circle

**ZONING:** Planned Resort District (PRD)

**LAND USE:** Central Beach Regional Activity Center (C-RAC)

**CASE PLANNER:** Randall Robinson



**Case Number:** PDD19002

**CASE COMMENTS:**

- 1) Provide the FBC Building Type designation on the plans.
- 2) Indicate FBC Accessibility designations for Fair Housing.
- 3) Designate Sprinkler System Coverage.
- 4) Detail compliant dimensioning for egress components FBC, Chapter 10.
- 5) Provide Accessible Travel Details for the Site per FBC Accessibility.

**GENERAL COMMENTS**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. Florida Building Code Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;  
a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

**Please consider the following prior to submittal for Building Permit:**

1. On January 1<sup>st</sup>, 2018 the 6<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;  
a. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>  
b. [https://floridabuilding.org/bc/bc\\_default.aspx](https://floridabuilding.org/bc/bc_default.aspx)  
c. <http://www.broward.org/codeappeals/pages/default.aspx>

**General Guidelines Checklist is available upon request.**



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**CASE COMMENTS:**

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

1. Per ULDR Section 47-24.1, provide written documentation that easement to be considered for vacation meets the City's development review criteria per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.7 (Vacation of Easement Requirements).
2. Provide a signed and sealed boundary and topographic survey 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. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Easement vacation are consistent with Site Plan.
4. Provide a utility relocation plan for the existing stormwater and sanitary sewer infrastructure that is located within the utility easement as shown on the survey. This shall be reviewed and approved by the City's Public Works Department prior to implementation of the relocation and issuance of No Objection letters. Please contact City's Public Works Department, Thomas Lawrence at [TLawrence@fortlauderdale.gov](mailto:TLawrence@fortlauderdale.gov) (954-828-6126) or Igor Vassiliev at [Vassiliev@fortlauderdale.gov](mailto:Vassiliev@fortlauderdale.gov) (954-828-5862). 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.
5. 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.
6. 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.
7. 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.
8. The City's Public Works Department, FPL, Comcast, Teco, and possibly AT&T currently have facilities within the existing 20' Utility easement to be vacated. Please be advised that prior to the Engineer's Certificate being executed, letters from the franchise utilities 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.



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.

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>.

10. Additional comments may be forthcoming at the meeting.



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**CASE COMMENTS:**

1. No comment.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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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...
2. The proposed project requires review approval by the City Commission. A separate application and fee is required for City Commission review.
3. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response...
4. Highlight proposed easement to be vacated on plans, surveys and documents, in order to distinguish from previous easements vacated under DRC Case No. E19003.
5. Signoffs from the City Surveyor and the Urban Design Engineer will be required prior to City Commission submittal.
6. Letters must be provided from AT&T, the City of Fort Lauderdale Public Works Department, Comcast Cable, Florida Power & Light, and TECO Peoples Gas indicating no objections to the vacation.

Contact Information for utilities is as follows:

AT&T

Dyke Tittle
(954) 577-5602
DT5431@att.com

City of Fort Lauderdale
Public Works Department
Elkin Diaz
(954) 828-6539
EDiaz@fortlauderdale.gov

Comcast Cable

Leonard Maxwell-Newbold
(954) 447-8405
Leonard\_Maxwell-Newbold@comcast.com

Florida Power & Light

Lucas Cornish
(954) 717-2062
Lucas.Cornish@fpl.com

TECO Peoples Gas

David Rivera
(954) 453-0794
DRRivera@tecoenergy.com

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to Final Development Review Committee submittal:

- 7. Provide a written response to all Development Review Committee comments within 180 days.
8. Additional comments may be forthcoming at the Development Review Committee meeting.



9. An additional follow-up coordination meeting may be required to review changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the project planner (Yvonne Redding) by phone at (954) 828-6495 or email at [Yredding@fortlauderdale.gov](mailto:Yredding@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
  
10. The following easement documents must be reviewed and approved by City Staff prior to final approval:
  - a. Attorney's Opinion of Title
  - b. Easement Deed
  - c. Survey, Sketch and Legal Description
  - d. Joinder, Consent, and Partial Release by Mortgagee/Lien HolderFind instructions for documents at: <http://www.fortlauderdale.gov/home/showdocument?id=1558>. Please submit these documents to Caroline Yeakel, at [CYeakel@fortlauderdale.gov](mailto:CYeakel@fortlauderdale.gov). If you have any questions, please contact Ms. Yeakel at (954) 828-6159.
  
11. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.





# E19005