



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: March 10, 2020

PROPERTY OWNER: Broward County Board of County Commissioners

APPLICANT/AGENT: Broward County Construction Management Division

PROJECT NAME: BellSouth (AT&T) Easement Vacation for Broward County Facility

CASE NUMBER: PLN-EV-20010001

REQUEST: Vacation of Easement

LOCATION: 1625 NW 23 Avenue

ZONING: Commerce Center (CC)

LAND USE: Employment Center

CASE PLANNER: Nick Kalargyros



Case Number: PLN-EV-20010001

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 showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be 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. Per the DRC Vacation Application, provide a current certified boundary survey (within last 6 months) that is signed and sealed.
4. 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.
5. Provide letters from all franchise utility providers, including Public Works as appropriate (i.e. if easement being vacated is public), specifically stating whether 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.

Please be advised that prior to the Engineer's Certificate being executed, letters from the franchise utilities indicating easement requirements have been completed/recorded to their satisfaction, shall be provided to the City Engineer or designee. Per review from Public Works staff, this is a private utility easement. There is no City infrastructure located within the easements proposed to be vacated.

8. 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>.
9. 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 submittal is required for City Commission review, and the applicant is responsible for all public notice requirements pursuant to the City's Unified Land Development Regulations (ULDR) Section 47-27.
- 3) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-25.2, Adequacy Requirements
 - b. Section 47-24.7.A.4, Criteria for Vacation of Easement
- 4) Please provide a sketch and legal description of the proposed easement to be vacated on site.
- 5) Signoffs from the City Surveyor and the Urban Design Engineer will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Planning Staff.
- 6) Provide an outlined boundary showing proposed easement to be vacated on plans, survey(s) and associated documents, in order to clearly depict location and perimeter of easement.
- 7) Letters must be provided from Florida Power & Light, 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.

Contact Information for utilities is as follows:

AT&T

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

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

**City of Fort Lauderdale
Public Works Department**

Elkin Diaz
(954) 828-6539
EDiaz@fortlauderdale.gov



- 8) The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

GENERAL COMMENTS:

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee (DRC):

- 9) Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
- 10) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner, Nicholas Kalargyros via email (NicholasK@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
- 11) 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 Holder

The instructions for associated documents can be found at:

<http://www.fortlauderdale.gov/home/showdocument?id=1558>. Please submit these documents to Caroline Yeakel, at CYeakel@fortlauderdale.gov.

If you have any questions, please contact Ms. Caroline Yeakel at (954) 828-6159.

