



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 13, 2021

PROPERTY OWNER: Mount Hermon African Methodist Episcopal Church, Inc.

APPLICANT/AGENT: Andrew Schein, Esq., Lochrie & Chakas, P.A.

PROJECT NAME: Mount Hermon Apartments

CASE NUMBER: UDP-EV21004

REQUEST: Easement Vacation: 6-foot Wide by 150-foot Utility Easement

LOCATION: 750 NW 4th Street

ZONING: Northwest Regional Activity Center - Mixed Use west (NWRAC-MUw)

LAND USE: Northwest Regional Activity Center

CASE PLANNER: Adam Schnell



Case Number: UDP-EV21004

CASE COMMENTS:

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

1. Please contact City's Public Works Department, to verify and determine whether there are any public utilities present within the easement 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. Please email IVassiliev@fortlauderdale.gov with the request
2. Provide letters from FPL and City of Fort Lauderdale Public Works demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letters should specifically state whether the utility providers have existing facilities within the Easement vacation area that will need to be relocated or abandoned.
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. AT&T, Comcast and Teco' "No objection" letters do not state whether the utility providers has existing facilities within the Easement vacation area. Therefore, prior to Engineer certificate being executed, letters from the franchise utilities indicating relocation/ removal of their facilities if applicable and any easement requirements have been completed/ recorded to their satisfaction shall be provided to the City Engineer or designee.



Case Number: UDP-EV21004

CASE COMMENTS:

No comments



Case Number: UDP- EV21004

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 application and fee are required for City Commission review.
3) The narrative for the criteria for vacation easement states the application is requesting the vacation of a 10' utility easement. Please update the narrative to reflect the 6' by 150' utility easement request or update the sketch and legal to meet the narratives request.
4) The utility easement vacation request should include the portion of the utility easement located on 723 NW 3rd Street. Update sketch and legal to reflect this request.
5) Signoffs from the City Surveyor and the Land Development Manager will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
6) Updated letters must be provided from AT&T, Comcast Cable, Florida Power & Light, 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

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)

Mark Morkos, Engineer II (954) 717-2138
Mike Keightley, Senior Engineer (954) 956-2019
Mark.Morkos@fpl.com or Mike.S.Keightley@fpl.com

TECO-Peoples Gas

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

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

General Comments:

- 8) The following easement documents must be reviewed and approved by City Staff prior to final approval:
Attorney's Opinion of Title




Easement Deed
Survey, Sketch and Legal Description
Joinder, Consent, and Partial Release by Mortgagee/Lien Holder

The instructions and templates for these documents may be found at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> listed under the topic "Dedicated Public Rights of Way and Easements." Please submit these documents electronically to Caroline Yeakel at CYeakel@fortlauderdale.gov.

- 9) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.
- 10) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 120 days, or 180 days 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.



LEGEND

 Subject Site

UDP-EV21004 - 750 NW 4 St

