



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** December 14, 2021

**PROPERTY OWNER:** 1627 E. Lake Drive, LLC.

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

**CASE NUMBER:** UDP-EV21007

**REQUEST:** Vacation of Easement Review: 10-Foot Wide by  
140-Foot Long Utility Easement

**LOCATION:** 1627 E. Lake Drive

**ZONING:** Residential of Single Family/Low Density District (RS-4.4)

**LAND USE:** Low Residential

**CASE PLANNER:** Nick Kalargyros



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**CASE COMMENTS:**

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

1. 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.
  - a. Per the DRC Vacation Application, provide a current certified boundary survey (within last 6 months) that is signed and sealed.
2. The applicant must provide a Letter of No Objection from the City's Public Works Department for the vacation of the easement in question. Please contact City's Public Works Department staff, Gabriel Garcia at [ggarcia@fortlauderdale.gov](mailto:ggarcia@fortlauderdale.gov) or 954-828-5115 for additional coordination.
3. Provide letters from all affected franchise utility providers demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letters should specifically state whether the franchise utility providers have existing facilities within the Easement vacation area that will need to be relocated or abandoned.
4. Provide copy of the latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Right-of-way vacation are consistent with Site Plan.
5. 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.
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. Please note that prior to Engineer certificate being executed, letters from the City's Public Works Department and 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.
7. Additional comments may be forthcoming at the meeting.



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**CASE COMMENTS:**

1. No Comments.



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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 and approval by the City Commission. A separate application and fee are required for City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27). The City Clerk's office requires 48-hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on CD or flash to the City Clerk. Please contact the project planner for more information (954-828-5193).
3. 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 Engineering Staff.
4. 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

- 5. 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"):



6. 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](mailto:CYeakel@fortlauderdale.gov).

7. 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.
8. 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 Development Review Committee sign-off, please schedule an appointment with the project planner Nicholas Kalargyros (Email: [Nicholask@fortlauderdale.gov](mailto:Nicholask@fortlauderdale.gov), Phone: 954-828-5193 or) to review project revisions and/or to obtain a signature routing stamp.
9. Additional comments may be forthcoming at the Development Review Committee meeting.

