



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 24, 2022

PROPERTY OWNER / APPLICANT: Dependable Equities, LLC

AGENT: Stephanie J. Toothaker, Toothaker.org

PROJECT NAME: Ombelle Easement

CASE NUMBER: UDP-EV22004

REQUEST: Vacation of Easement: 4-Foot-Wide by 135-Foot-Long Utility Easement

LOCATION: Utility Easement located east of NE 3rd Avenue, north of NE 3rd Avenue, west of Federal Highway

ZONING: Regional Activity Center – City Center District (RAC-CC)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Jim Hetzel



Case Number: UDP-EV22004

CASE COMMENTS:

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

1. Applicant to provide copy of deed book records for easement background and purpose.
2. Please contact City's Public Works Department, Roberto Betancourt at RBetancourt@fortlauderdale.gov (954-828-6982) or Igor Vassiliev at IVassiliev@fortlauderdale.gov (954-828-5862) for stormwater water and sewer utilities, 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.
3. Provide letters from all franchise utility providers, including Public Works 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.
4. Provide surveyor's sketch and legal description for review.
5. 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.

Additional comments may be forthcoming at the meeting.



Case Number: UDP-EV22004

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 vacation of easement requires review approval by the City Commission. A separate application and fee are required for City Commission review.
3. Provide sketch and legal description for the area to be vacated.
4. Signoff from the City Surveyor will be required prior to City Commission submittal.
5. 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

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

INFORMATIONAL COMMENTS

7. Provide a written response to all Development Review Committee comments within 180 days.
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:

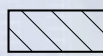


<https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> listed under the topic "Dedicated Public Rights of Way and Easements." Please submit these documents electronically to Caroline Yeakel at CYeakel@fortlauderdale.gov.

9. Additional comments may be forthcoming at the Development Review Committee meeting.



LEGEND

 Subject Site

UDP-EV22004 - Ombelle Easement Vacation

