



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 13, 2022

**PROPERTY OWNER /
APPLICANT:** Airpark Executive, LLC.

AGENT: Stephanie Toothaker, Esq.

PROJECT NAME: 3020 Cubesmart

CASE NUMBER: UDP-EV22011

REQUEST: Vacation of Easement Review: 5-foot Wide by 84-foot
Long Utility Easement

LOCATION: 3020 S. Federal Highway

ZONING: Heavy Commercial/Light Industrial Business Density (B-3)

LAND USE: Commercial

CASE PLANNER: Nicholas Kalargyros



Case Number: EV22011

CASE COMMENTS:

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

1. 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).
2. Please contact City's Public Works Department, Roberto Betancourt at rbetancourt@fortlauderdale.gov (954-828-6982) or Igor Vassiliev at Vassiliev@fortlauderdale.gov (954-828-5862), for stormwater infrastructure, and 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 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.
4. 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.

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 additional comments may be forthcoming at the meeting.

Case Number: UDP-EV22011

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. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before May 17, 2023, 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 may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed unless applicant submits a waiver of these timeframes as provided in the completeness email from the City
3. The proposed vacation of easement requires review and approval by the City Commission. A separate application and fee are required for City Commission review.
4. Signoffs from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
5. Staff was not able to locate the recorded utility easement from Deed Book 223, Page 104, and Deed Book 158, Page 11 of the Broward County Records. Please provide the recorded utility easement to staff.
6. Letters must be provided from 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. A letter stating no objection has been provided by the Florida Power and Light utility company. Contact Information for the remaining utility companies can be found below:

AT&T

Greg Kessell, Design Manager
(561) 699-8478
G30576@att.com

Comcast

Patesha Johnson, Permit Coordinator
(754) 221-1339
Patesha_Johnson@comcast.com

Fort Lauderdale, Department of Public Works

Igor Vassiliev, Project Manager II
(954) 828-5862
ivassiliev@fortlauderdale.gov

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

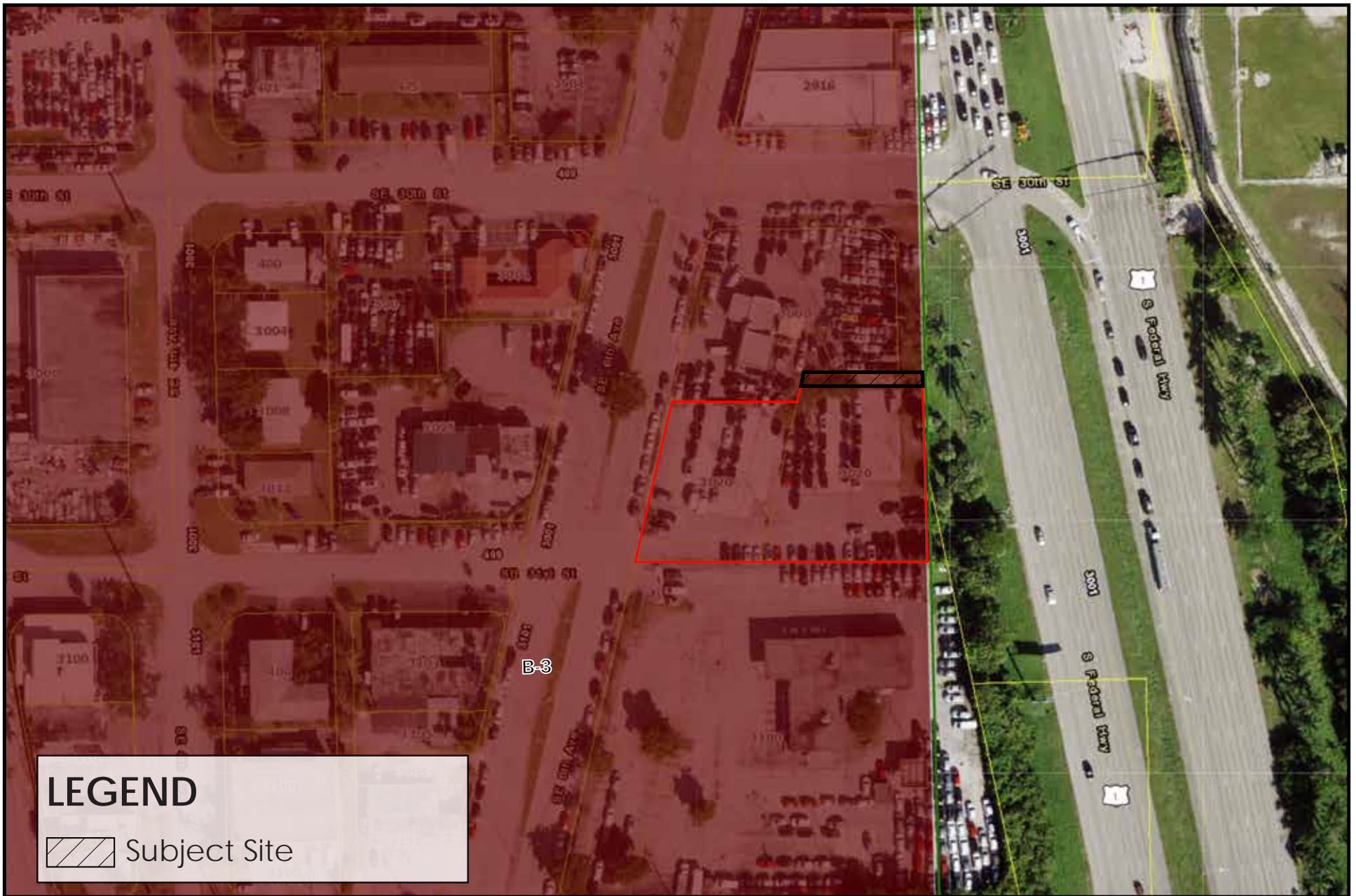
Please consider the following prior to submittal for City Commission and Final Development Review Committee (DRC) review:

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/government/departments-a-h/development-services/building-services/engineering-permits> listed under the topic "Engineering Forms and Information." Please submit these documents electronically to Caroline Yeakel at CYeakel@fortlauderdale.gov.

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



LEGEND

 Subject Site

UDP-EV22011 - 3020 Cubesmart - 3020 S. Federal Hwy

