



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 11, 2023

PROPERTY OWNER / APPLICANT: Nugent Avenue Parking, LLC.

AGENT: Andrew Schein, Lochrie & Chakas, P.A.

PROJECT NAME: 111 SW 3rd Avenue Utility Easement Vacation

CASE NUMBER: UDP-EV23001

REQUEST: Easement Vacation: 15-foot Wide by 138-foot Long and 30-foot Wide by 152-foot Long Utility Easement

LOCATION: 111 SW 3rd Avenue

ZONING: Regional Activity Center - Arts and Sciences District (RAC-AS)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Michael Ferrera / Nancy Garcia (Assisting)

Case Number: UDP-EV-23001

CASE COMMENTS:

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

1. FPL currently has facilities within the existing 14' ingress/egress easement and has provided conditions for the requested relocation. Prior to the vacation being approved, a letter from FPL is required indicating applicant has satisfied all conditions.
2. 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-EV23001

CASE COMMENTS:

Please provide a response to the following:

1. Floodplain review not required.

GENERAL COMMENTS

The following comments are for informational purposes.



Case Number: UDP-EV23001

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. Signoff from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
4. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
5. The existing utility easement is 14 feet wide. However, the proposed vacation is reduced to 7 feet towards the southern portion of the property. This results in a partial vacation for this area of the easement. Provide additional information on how the applicant will coordinate with the adjacent properties to ensure the complete vacation of the utility easement and the complete and appropriate relocation of existing utilities. Staff cannot process a partial vacation.
6. Clarify if the existing 3.5-foot wide east-west easement is private or requires a vacation.
7. Provide a conceptual site plan for this property to ensure future development does not include any structures on the proposed relocated easement on the east and southern portion of the property. As proposed, the relocated easement on the southern portion is fairly large at 30 feet wide.
8. Provide an overall relocation plan reflecting the adjacent properties to the north and south to better understand the relationship between the properties.
9. Be advised that the relocation of overhead utilities is adjacent to the Immerse Historic District and any impact to the district may require review by the Historic Preservation Board.

GENERAL COMMENTS

1. See Engineering's comments regarding required documentation necessary to process and finalize the easement vacation.
2. Additional comments may be forthcoming at the Development Review Committee meeting.



LEGEND

 Subject Site

UDP-EV23001 - 111 SW 3rd Avenue Easement Vacation

