



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** August 22, 2023

**PROPERTY OWNER /  
APPLICANT:** 600 Solar Isle, LLC.

**AGENT:** Robert Cummings

**PROJECT NAME:** 600 Solar Isle Drainage Easement Vacation

**CASE NUMBER:** UDP-EV23005

**REQUEST:** Easement Vacation: 6-foot Wide by 125-foot Long  
Drainage Easement

**LOCATION:** 600 Solar Isle

**ZONING:** Residential Single Family/Low Medium Density (RS-8)

**LAND USE:** Low-Medium Residential

**CASE PLANNER:** Nancy Garcia



**Case Number: UDP-EV23005**

**CASE COMMENTS:**

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

1. Demonstrate compliance with Adequacy Review requirements per ULDR Sections 47-25.2.C (Drainage facilities) and 47-25.2.L (Stormwater), that the easement area to be considered for vacation will not adversely affect adjacent streets and properties.
2. The provided 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.
  - a. If any encumbrances are found in the property, but not limited to book 580, page 377, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc).
3. Provide copy of latest corresponding Site Plan based on public works comments, so that it can be reviewed for consistency. Confirm that limits of proposed Easement vacation are consistent with Site Plan.
4. 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 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.
5. 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.
6. 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.
7. 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.
8. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Easement approval process, including Utility Easement(s) and Access Easement(s) that mitigate an otherwise dead-end Alley condition.



As applicable, provide documents such as easement and/or right-of-way deed, joinders, consents and Attorney's Opinion of Title. Please refer to City's Web site:

<http://fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> (under 'Engineering Forms' and 'Dedicated Public Rights of Way and Easements')

or click on <http://www.fortlauderdale.gov/home/showdocument?id=1558>.

Additional comments may be forthcoming at the meeting.



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**CASE COMMENTS:**

1. There is a conflict with an existing utility pole.
2. Pipe material to be HP Storm Polypropylene or RCP.
3. The new Ditch Bottom Inlet needs to be minimum 42" square to accommodate a Tidal Valve.
4. The new Ditch Bottom inlet needs a Wapro Tidal Valve on the outfall pipe.
5. Concrete wall to be removed from easement.
6. The new pipe will not be installed by City Forces.
7. New pipe to be centered in easement.
8. Easement is to be 10' Min
9. Min pipe size is 15".
10. No private utilities within the easement.



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**CASE COMMENTS:**

Please provide a response to the following:

1. Stormwater Operations does not support an easement vacation at this location because it will prevent Stormwater Operations from inspecting, maintaining, and potentially repairing the stormwater assets at this location. See Stormwater Atlas screen shot embedded below which depicts the known stormwater assets at this location.





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**CASE COMMENTS:**

Please provide a response to the following:

1. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, January 19, 2024, 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. The City acknowledges and is in receipt of a waiver by the applicant to the timeline requirements.
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially recognized associations are provided on the City's website: <https://www.fortlauderdale.gov/departments/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov>). Please provide acknowledgement and/or documentation of any public outreach.
3. The proposed vacation 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. Corresponding Master Permit # BLD-RNC-22090042 is being processed simultaneously. The master permit is dependent of the land area of the vacated drainage easement to meet ULDR requirements. Therefore, the easement vacation application will have to be approved prior to the issuance for Master Permit # BLD-RNC-22090042.
6. The applicant is requesting to relocate the existing 6-foot wide drainage easement to align with the northern property line while remaining the same size in width. Refer to Public Works Development Review Committee (DRC) comments which require the newly relocated drainage easement to be 10 feet in width.
7. There is an existing utility pole located within the proposed easement area. Refer to Public Works DRC comments and clarify if the pole is being relocated.
8. A letter stating no objection has been provided by AT& T and Comcast Cable. Contact Information for the remaining utility companies can be found below:

**Fort Lauderdale, Department of Public Works**

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

**Florida Power & Light (FP&L)**

Tim W. Doe, Engineer II  
(954) 717-2148  
[Tim.W.Doe@fpl.com](mailto:Tim.W.Doe@fpl.com)

**TECO-Peoples Gas**

Joan Domning, Specialist  
(813) 275-3783  
[JDomning@tecoenergy.com](mailto:JDomning@tecoenergy.com)

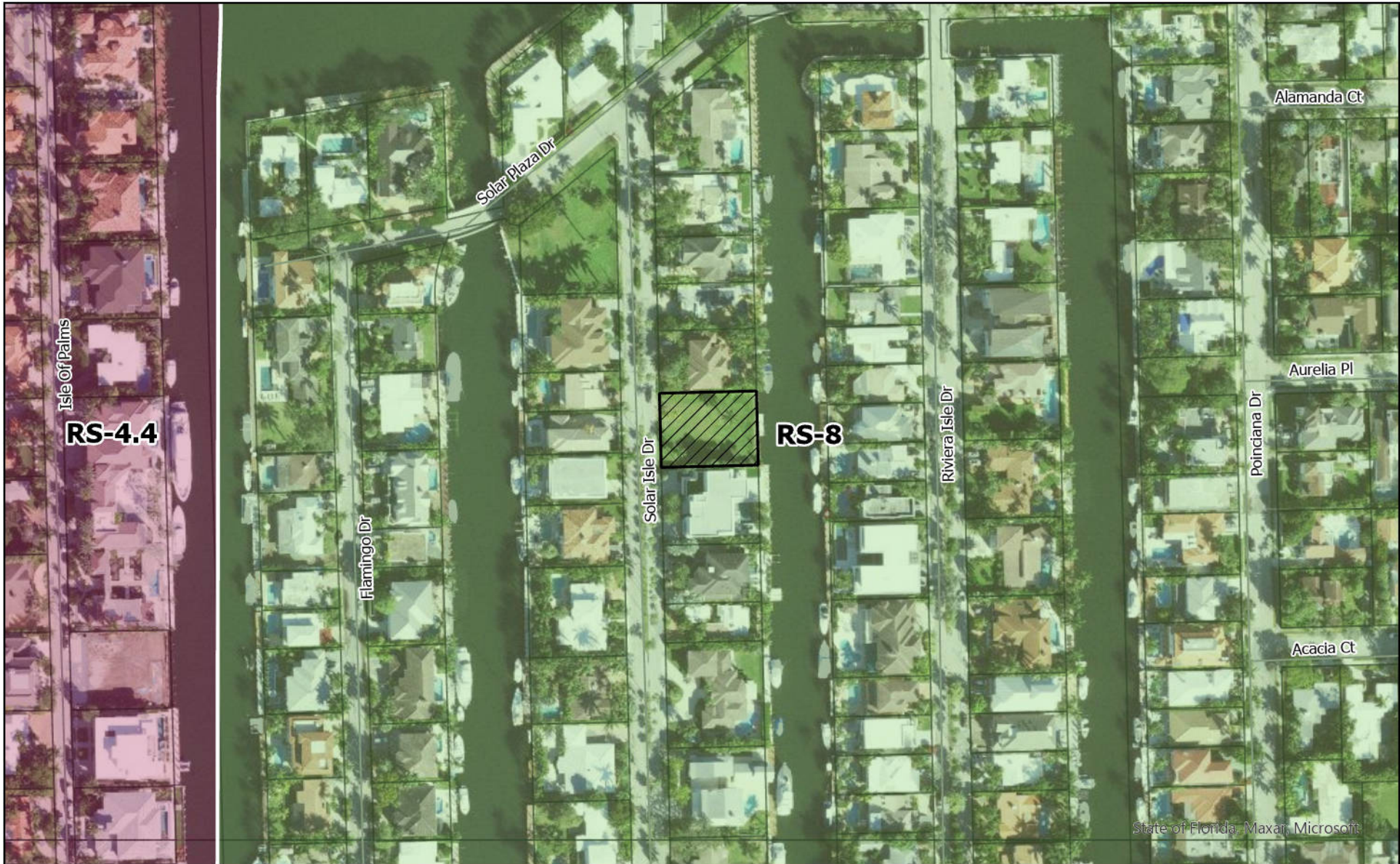


If any easements are required, legal and easement documents must be provided prior to the item being scheduled for City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to City Commission submittal.

### **GENERAL COMMENTS**

1. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
2. Additional comments may be forthcoming at the Development Review Committee meeting.
3. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting your plans for Final DRC sign-off, please schedule an appointment with the case planner Nancy Garcia (Email: [Ngarcia@fortlauderdale.gov](mailto:Ngarcia@fortlauderdale.gov), Phone: 954.828.8958) to review project revisions.





# UDP-EV23005 - 600 SOLAR ISLE DR.

