

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-EV24005



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-EV24005
MEETING DATE:	September 10, 2024
REQUEST:	Easement Vacation Review: 10-Foot Wide by 116-Foot-Long Utility Easement
APPLICANT:	City of Fort Lauderdale
AGENT:	Marc Isaac, City of Fort Lauderdale
PROJECT NAME:	Bass Park Easement Vacation
PROPERTY ADDRESS:	2750 NW 19th Street
ZONING DISTRICT:	Park Recreation and Open Space (P)
LAND USE:	Park - Open Space
COMMISSION DISTRICT:	3 - Pamela Beasley-Pittman
NEIGHBORHOOD ASSOCIATION:	Lake Aire Palm View Homeowners Association
CASE PLANNER:	Michael Ferrera

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



Case Number: UDP-EV24005

CASE COMMENTS:

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

1. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Easement vacation are consistent with Site Plan under DRC-Case No. UDP-S22057.
2. Project Narrative did not include the portion of the utility easement within Lot#14.
3. Applicant to provide copy of deed book records for easement background and purpose.
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. 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.

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>.

7. Additional comments may be forthcoming at the meeting.

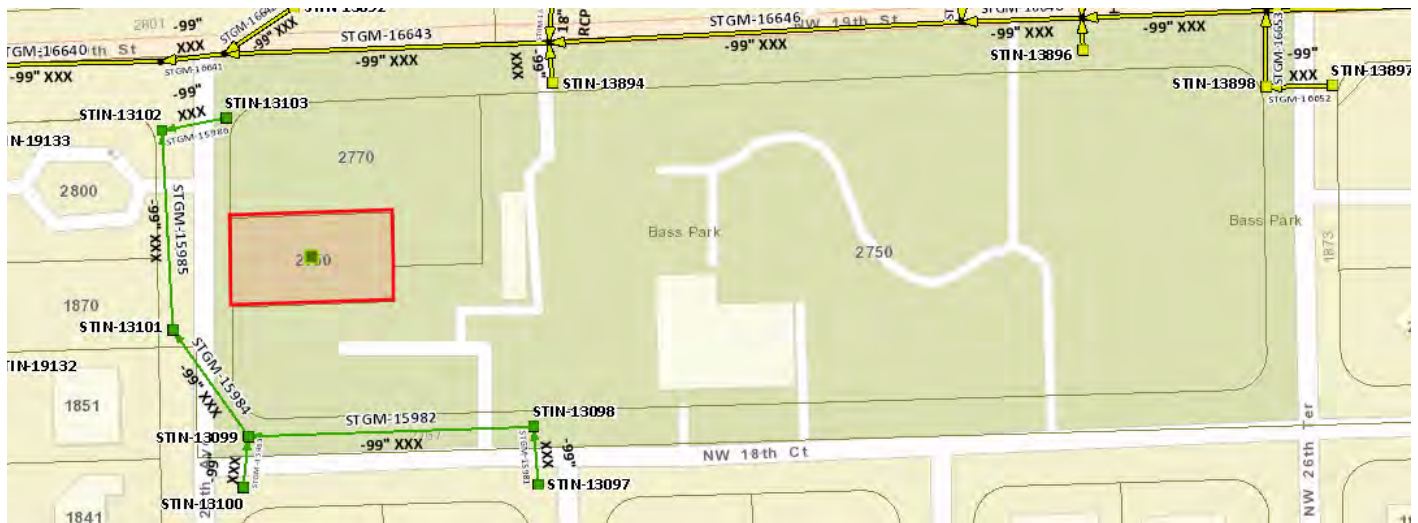


Case Number: UDP-EV24005 – Easement Vacation Review – Utility Easement

CASE COMMENTS:

Please provide a response to the following: 2750 NW 19 th St

- 1- The Stormwater Operations Section does not have an objection to an easement vacation at the location of 2750 NEW 19th St if it does not interrupt our section’s ability to inspect, maintain and/ or schedule repairs on demand at the identified City owned Stormwater Assets represented in the Utility map below.
 - a. 1- 540 Linear feet of gravity main on NW 18th CT and NW 26th CT
 - b. 7- inlets





Case Number: UDP-EV24005 – Bass Park Utility Easement

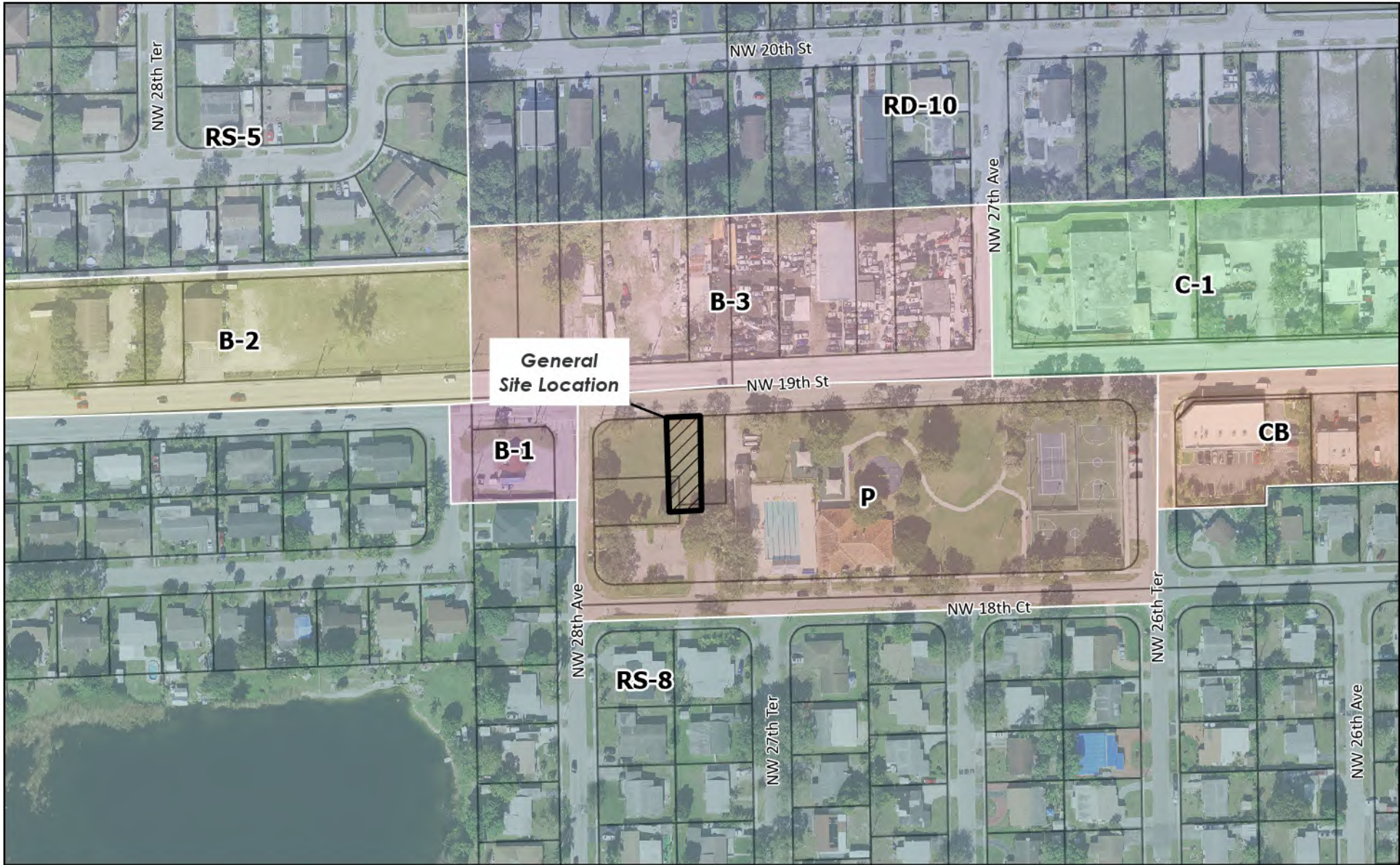
CASE COMMENTS:

Please provide a response to the following:

1. 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 February 10, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. 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.
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 is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
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. 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.
5. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
6. A survey was provided depicting the full utility easement. The narrative states that only 1,401 square feet is being vacated. Provide an updated survey, sketch and legal, or document outlining the specific portion that will be vacated.

GENERAL COMMENTS

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



UDP-EV24005 - 2750 NW 19 ST

