

June 22, 2023

DSD DEPARTMENT – REVIEW TEAM
CITY OF FORT LAUDERDALE
700 NW 19TH AVENUE
954-828-5265– Mferrera@fortlauderdale.gov

Re: **Nugent Avenue - Utility Easement Vacation**
DRC Case# UDP-EV23001

ENGINEERING - ANABEL FIGUEREDO

afigueredo@fortlauderdale.gov; 954-828-6205

ENG COMMENTS: – Received April 07, 2023

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.
RESPONSE: Acknowledged; FPL is relocating their facilities.
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.
RESPONSE: Acknowledged and will comply.

Additional comments may be forthcoming at the meeting.

RESPONSE: Acknowledged.

URBAN DESIGN & PLANNING - MICHAEL FERRERA (CASE PLANNER)

Mferrera@fortlauderdale.gov; 954-828-5265

PLNG COMMENTS: - Received April 07, 2023

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).
RESPONSE: This comment has been taken into consideration.
2. The proposed project requires review approval by the City Commission. A separate application and fee are required for City Commission review.
RESPONSE: Acknowledged and will comply.
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.
RESPONSE: Acknowledged.

4. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
RESPONSE: Acknowledged and will comply.
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.
RESPONSE: This was discussed at the DRC Meeting (April 11, 2023). The easements need to remain to accommodate the existing utilities to remain. Staff agreed.
6. Clarify if the existing 3.5-foot wide east-west easement is private or requires a vacation.
RESPONSE: Yes, the 3.5' wide east-west easement is a private easement for a grease trap. The City is not a party to the easement and the easement does not require vacation through City processes.
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.
RESPONSE: A conceptual site plan is not required. Any future development on the Property will take the 30' easement into account.
8. Provide an overall relocation plan reflecting the adjacent properties to the north and south to better understand the relationship between the properties.
RESPONSE: FPL documents with the proposed relocation plan has been provided.
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.
RESPONSE: HPB review is not required for FPL's relocation of utilities in this area

GENERAL COMMENTS

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

Sincerely,

Julia Gaffney
Flynn Engineering Services, P.A.