



Easement Vacation

Narrative

2301 Delmar Place

Fort Lauderdale, FL 33301

Section 1: Description of Amendment

Joanne Low (“the Property Owner”) owns the single-family lot located at 2301 Delmar Place (“the Property”). The Property Owner has designed a beautiful single-family home for the Property and respectfully requests to vacate a 5-foot portion of the drainage easement located on the western portion of the Property.

The City of Fort Lauderdale (“City”) typically requires a 10-foot drainage easement, however, here the drainage easement is 15-feet. The Property Owner is proposing to vacate 5-feet of the 15-foot easement; remove the existing pipe from 1973; and provide the City with approximately 120’ of new drainage pipe from the Property line to the waterway – at no cost to the City.

As can be seen from the Sketch and Legal Description, the Property will still have a remaining 10-foot-wide portion of the drainage easement area existing.

Section 2: Review Criteria ULDR Section 47-24.7

Section 47-24.7 - Vacation of easement.

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- 4. *Criteria. An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:*

- a. *The easement is no longer needed for public purposes.*

RESPONSE: The vacation of a 5-foot portion of the drainage easement will leave a remaining 10-feet and the Property Owner is proposing to replace 120’ of drainage pipe from the Property line to the waterway.

- b. *All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same.*

RESPONSE: Any existing utilities will be vacated or relocated, if necessary. As previously stated, the Property Owner is proposing to replace 120’ of drainage pipe from the Property line to the waterway.



January 11, 2024

Lauren Pleffner

Crush Law, P.A.
888 E Las Olas Blvd
Fort Lauderdale FL, 33301

Subject: **No Objection Letter for the vacation of a 5' portion of an existing 15' Drainage Easement, located at 2301 Delmar Place, Fort Lauderdale, FL (UDP-EV22007)**

Dear Lauren Pleffner,

The City of Fort Lauderdale's Public Works Department (PW) has reviewed the request vacate 5' of the existing 15' Drainage Easement located at 2301 Delmar Place, per the plans provided by Crush Law. The City has no objection to this request provided the following conditions are met prior to DRC approval:

- 1.) The new 15" outfall pipe is to be centered within the remaining 10-foot drainage easement.
- 2.) There are to be no private utilities installed within the proposed Drainage Easement.
- 3.) Pipe material to be HP Storm Polypropylene or RCP.
- 4.) No trees are permitted within the proposed drainage easement.
- 5.) The new Ditch Bottom Inlet needs to be minimum 42" square in order to accommodate a Tidal Valve.
- 6.) The new Ditch Bottom inlet requires a Wapro Tidal Valve on the outfall pipe.
- 7.) The fence within the easement will require a temporary structure affidavit.
- 8.) The sheet piling retaining wall shall be removed from the Proposed Drainage Easement.

Should you have any questions or require any additional information, please contact me at (954) 828-6982.

Sincerely,

Roberto Betancourt, P.E.
Project Manager II

