



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** December 14, 2021

**PROPERTY OWNER:** United States of America

**APPLICANT/AGENT:** City of Fort Lauderdale

**PROJECT NAME:** Federal Courthouse

**CASE NUMBER:** UDP-V21005

**REQUEST:** Vacation of Right-of-Way: 28 Feet Wide by  
303.92 Feet in Length

**LOCATION:** East/West right-of-way south of the Tarpon River, east  
of SE 3rd Avenue, north of SE 11th Street, and west of  
Federal Highway

**ZONING:** Planned Residential Office (ROC) and Limited  
Residential Office (ROA)

**LAND USE:** South Regional Activity Center

**CASE PLANNER:** Tyler Laforme



Case Number: UDP-V21005

**CASE COMMENTS:**

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

1. Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This 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.
  - a. Per the DRC Vacation Application, provide a current certified boundary survey (within last 6 months) that is signed and sealed.
  - b. Verify the northern limits of the right-of-way to be vacated (i.e., the northern right-of-way line along SE 10<sup>th</sup> Court).
2. Critical elements of City's water and sewer infrastructure are located within the right-of-way, particularly the SE 10<sup>th</sup> Court and SE 4<sup>th</sup> Avenue ROW Vacation Area, including 30-inch diameter transmission water main and sewer pump station PS A-16. The applicant must provide a Letter of No Objection from the City's Public Works Department for the vacation of the right-of-way in question and address the issue of relocation of critical utilities infrastructure. Please contact City's Public Works Department staff, Igor Vassiliev, P.E. at [ivassiliev@fortlauderdale.gov](mailto:ivassiliev@fortlauderdale.gov) or 954-828-5862 for additional coordination.
3. Provide letters from all affected franchise utility providers demonstrating their interests in maintaining or no objection to the vacation of this Right-of-way; the letters should specifically state whether the franchise utility providers have existing facilities within the Right-of-way vacation area that will need to be relocated or abandoned.
4. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Right-of-way vacation are consistent with Site Plan.
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 Right-of-way 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 right-of-way have been relocated or abandoned to the satisfaction of the respective utility owners. Please note that prior to Engineer certificate being executed, letters from the City's Public Works Department and franchise utilities indicating relocation/ removal of their facilities and any easement requirements have been completed/ recorded to their satisfaction shall be provided to the City Engineer or designee.
  - a. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Rights-of-Way approval process, including Utility Easement(s) that allow the City perpetual maintenance access to existing public sewer and water infrastructure, and Access Easement(s) that mitigate an otherwise dead-end Alley condition.



7. Additional comments may be forthcoming at the meeting.



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**CASE COMMENTS:**

Please provide a response to the following:

- 1) Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
    - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
  - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
- 2) The proposed project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. An updated application and fee are required for Planning and Zoning Board review, and an updated submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Section 47-27).
- 3) Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
  - a. Section 47-24.6, Vacation of Rights-of-Way;
  - b. Section 47-25.2, Adequacy Requirements.
- 4) Signoffs from the City Surveyor and the Urban Design Engineer will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Planning staff.
- 5) Any utilities found to be within the ROW to be vacated must be relocated prior to Planning and Zoning Board submittal, and a relocation plan must be submitted.
- 6) Letters must be provided from the following utility companies: AT&T, Comcast Cable, Florida Power & Light, TECO Gas as well as the City of Fort Lauderdale Public Works Department indicating no objections to the vacation. If any easements are required, legal and easement documents must be provided prior to item being scheduled for Planning and Zoning Board. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to Planning and Zoning Board submittal.
  - a. Contact Information for utilities is as follows:



**AT&T**

Greg Kessell, Design Manager  
(561) 699-8478  
[G30576@att.com](mailto:G30576@att.com)

**City of Fort Lauderdale, Public Works Department**

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

**Comcast**

Patesha Johnson, Permit Coordinator  
(754) 221-1339  
[Patesha.Johnson@comcast.com](mailto:Patesha.Johnson@comcast.com)

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

Mark Morkos, Engineer II      Mike Keightley, Senior Engineer  
(954) 717-2138                      (954) 956-2019  
[Mark.Morkos@fpl.com](mailto:Mark.Morkos@fpl.com)              [Mike.S.Keightley@fpl.com](mailto:Mike.S.Keightley@fpl.com)

**Peoples Gas**

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

- 7) The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

**GENERAL COMMENT**

Please consider the following prior to submittal for Planning and Zoning Board review:

- 8) Provide a written response to all Development Review Committee comments within 180 days.
- 9) An additional follow-up coordination meeting is required to review changes necessitated by the Development Review Committee comments. Prior to routing your plans for Pre-Planning and Zoning Board sign-off, please schedule an appointment with the project planner (954-828-6495) to review revisions and/or to obtain a signature routing stamp.
- 10) Additional comments may be forthcoming at the Development Review Committee meeting.



**LEGEND**

 Subject Site

**UDP-V21005 - Federal Courthouse**

Development Review Committee

December 14, 2021

6 of 6

