



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: May 10, 2022

PROPERTY OWNER / APPLICANT: 200 520 Broward Owner, LLC.

AGENT: Stephanie J. Toothaker, Toothaker.org

PROJECT NAME: 520 W Broward

CASE NUMBER: UDP-EV22003

REQUEST: Vacation of Easement Review: 10-Foot Wide by 135-Foot Long Utility Easement

LOCATION: 520 W Broward Boulevard

ZONING: Regional Activity Center - West Mixed Use District (RAC-WMU)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Karlanne Grant



Case Number: UDP-EV22003

CASE COMMENTS:

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

1. Provide a current signed and sealed boundary and topographic survey 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.
2. Applicant to provide copy of deed book records for easement background and purpose.
3. Provide letters from all franchise utility providers, including Public Works, demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letters should specifically state whether the franchise utility providers have existing facilities within the Easement vacation area that will need to be retain, relocated, or abandoned.
4. Submit a surveyor's sketch and legal description for review and approval of the Easement to be considered for vacation.
5. 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.

Additional comments may be forthcoming at the meeting.



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CASE COMMENTS:

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:
<http://www.fortlauderdale.gov/neighborhoods/index.htm/>)
2. The proposed project requires review and approval by the City Commission. A separate application and fee are required for City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27). The City Clerk's office requires 48-hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on CD or flash to the City Clerk. Please contact the project planner for more information (954-828-5018).
3. 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 Engineering Staff.
4. Updated letters must be provided from Florida Power & Light, Bellsouth, Comcast Cable, TECO Gas and 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 City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to City Commission submittal. Contact Information for utilities is as follows:

AT&T

Greg Kessell, Design Manager

(561) 699-8478

G30576@att.com

City of Fort Lauderdale, Department of Public Works

Igor Vassiliev, Project Manager II

(954) 828-5862

ivassiliev@fortlauderdale.gov

Comcast

Patesha Johnson, Permit Coordinator

(754) 221-1339

Patesha_Johnson@comcast.com

Florida Power & Light (FP&L)

Mark Morkos, Engineer II (954) 717-2138

Mike Keightley, Senior Engineer (954) 956-2019

Mark.Morkos@fpl.com or Mike.S.Keightley@fpl.com

TECO-Peoples Gas

Joan Domning, Specialist

(813) 275-3783

JDomning@tecoenergy.com

5. If it is found that the easement will need to be relocated, indicate and provide information relative to relocation of all utilities located within the easement pursuant to a relocation plan.
6. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

GENERAL COMMENTS

The following comments are for informational purposes.

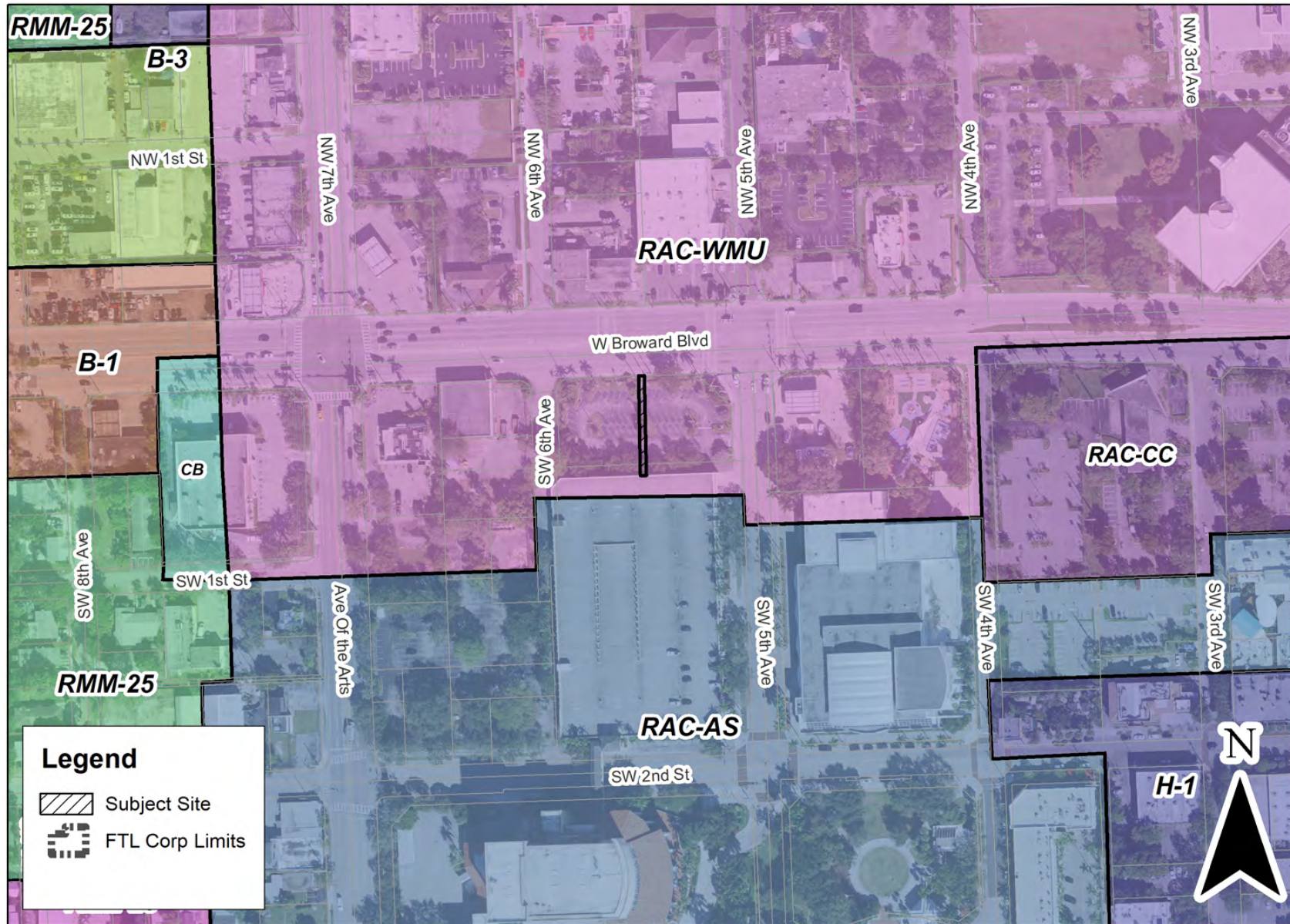


Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

7. The following easement documents must be reviewed and approved by City Staff prior to final approval:
 - Attorney's Opinion of Title
 - Easement Deed
 - Survey, Sketch and Legal Description
 - Joinder, Consent, and Partial Release by Mortgagee/Lien Holder

The instructions and templates for these documents may be found at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> listed under the topic "Dedicated Public Rights of Way and Easements." Please submit these documents electronically to Caroline Yeakel at CYeakel@fortlauderdale.gov.

8. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
9. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Karlanne Grant (Email: kgrant@fortlauderdale.gov, Phone: 954-828-6162 or) to review project revisions and/or to obtain a signature routing stamp.
10. Additional comments may be forthcoming at the DRC meeting.



UDP-EV22003

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Development Review Committee

May 10, 2022

Graphic Scale

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CAM#23-0222

Exhibit 3

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