



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: February 13, 2018

APPLICANT: Aqualuna Las Olas Condominium Association,
Inc.

PROJECT NAME: Aqualuna Las Olas Condominium #2

CASE NUMBER: E18003

REQUEST: Easement Vacation: Storm Drainage Easement

LOCATION: 20 & 30 Isle of Venice

ZONING: Residential Multifamily Mid Rise/ Medium High
Density (RMM-25)

LAND USE: Medium-High Density Residential

CASE PLANNER: Yvonne Redding



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CASE COMMENTS:

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

1. Provide written documentation that proposed Vacation of Easements meets the City's plat requirements per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.7 (Vacation of Easements Requirements).
2. Provide a signed and sealed 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. The existing 6' Drainage Easement requested for vacation should be shown / labeled on the survey, as well as match the Sketch and Description provided.
3. Applicant to provide copy of deed book records for easement background and purpose.
4. Provide separate application for City Commission review/approval, as part of vacation process.
5. Please contact City's Public Works Department, Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov for stormwater infrastructure, to verify and determine whether there are any public utilities present within the Easement to be vacated. A surveyed location of the utilities shall be provided to staff for review. In addition, full cost of relocation of any utility shall be borne by the Applicant, and the relocation plan shall be reviewed and approved by the City's engineering department prior to the relocation implementation.
6. Provide letters from all franchise utility providers, including Public Works as appropriate (i.e. if easement being vacated is public), demonstrating their interests in maintaining or no objection to the vacation of this easement.
7. Submit the stamped copy of the surveyor's sketch and description to the City's Surveyor for his review of the legal description of the easement considered for vacation and his approval. Then, route the surveyor's sketch to the Land Development Manager for signoff prior to submittal to the case planner for final authorization to present this item to the City Commission.
8. Provide documents such as, but not limited to, 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>.
9. 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 the existing facilities within the vacated easement have been relocated or abandoned.
10. Additional comments may be forthcoming at the meeting.



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CASE COMMENTS:

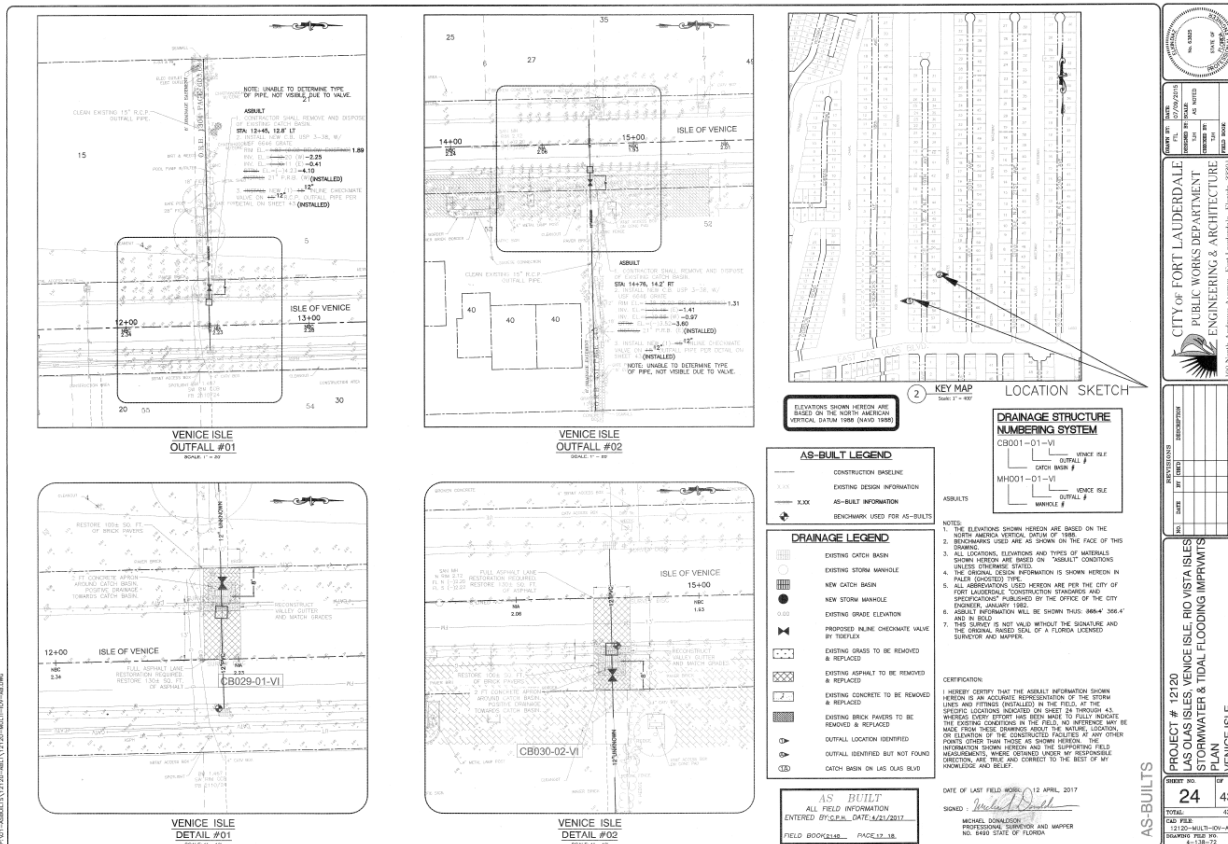
The City owns and maintains stormwater infrastructure adjacent to the proposed development as shown in the map provided at the end of this report. The following comments pertain to possible impacts of the proposed development and/or construction activities to the existing condition of the City's stormwater assets. The applicant shall provide an itemized response letter addressing the following comments:

Prior to Final DRC Sign Off, the applicant shall address these comments:

Please provide copy of the letter from the City engineer referred in the applicant's Easement Vacation Narrative & indicating that the drainage easement is no longer needed for public purposes.

No private stormwater infrastructure (pipes, basins, drainage wells) can be constructed in City Right of Way or drainage easements serving existing City's stormwater utilities. Please remove (if applicable) any the proposed stormwater systems that are not in compliance with this requirement or provide appropriate documentation if the City Rights-of-Way (or easement) has been vacated to allow the construction of private underground utilities.

Existing Stormwater Asset Map possibly affected by the Proposed Development





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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 (<http://gis.fortlauderdale.gov/propertyreporter>) map and listing of all neighborhood associations are listed on the City's website).
2. The proposed project requires review approval by the City Commission. A separate application and fee is required for City Commission review.
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. ULDR Section, 47-25.2, Adequacy Requirements
 - b. ULDR Section, 47-24.7.A.4, Criteria for Vacation of Easement
4. Provide current survey showing location of drainage easement. Include the reference O.R. Book and Page as recorded in the Broward County Records.
5. Clarify the proposed building footprint superimposed on the easement.
6. 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.
7. Letters must be provided from Florida Power & Light, AT&T, 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.
8. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

GENERAL COMMENT

The following easement documents must be reviewed and approved by City Staff prior to final approval:

- a. Attorney's Opinion of Title
- b. Easement Deed
- c. Survey, Sketch and Legal Description
- d. Joinder, Consent, and Partial Release by Mortgagee/Lien Holder

The instructions and templates for these documents may be found at http://www.fortlauderdale.gov/building_services/Fax%20Permitting/permits.htm listed under the topic "Dedicated Public Rights of Way and Easements." Please submit these documents electronically to Judy Johnson at jjohnson@fortlauderdale.gov.

*Also, Provide a copy of the instruction sheet and the flow chart (See Procedures and Forms)



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