



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** March 13, 2018

**APPLICANT:** Kim Nothard

**PROJECT NAME:** 215 SW 14th Way

**CASE NUMBER:** E18005

**REQUEST:** Easement Vacation: Utility Easement

**LOCATION:** West of SW 14th Way, north of SW 2nd Court,  
east of the North Fork of the New River, south of  
Argyle Drive

**ZONING:** Residential Single Family/Low Medium Density  
(RS-8)

**LAND USE:** Medium-High Density Residential

**CASE PLANNER:** Tyler LaForme

Case Number: E18005

**CASE COMMENTS:**

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

1. Demonstrate compliance with adequacy requirements per ULDR Section 47-24.1.C (Drainage facilities) ULDR Section 47-24.1.L (Stormwater), such that the easement area to be considered for vacation will not adversely affect adjacent streets and properties.
2. Per the DRC Vacation Application, provide a current certified boundary survey (within last 6 months) that is signed and sealed.
3. Relocate existing wood fence and shed located within easement area to be considered for vacation (i.e. along east property boundary), such that they don't encroach into adjacent private property.
4. Provide letter from Comcast, demonstrating their interests in maintaining or no objection to vacation of this easement.
5. Submit the stamped copy of the surveyor's sketch and description to the City's Surveyor for his review and approval of the legal description of the easement 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. 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 to the satisfaction of the respective utility owners.
7. 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).
2. The proposed project requires review approval by the City Commission. A separate application and fee is required for City Commission review.
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 Planning Staff.
4. 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.
5. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

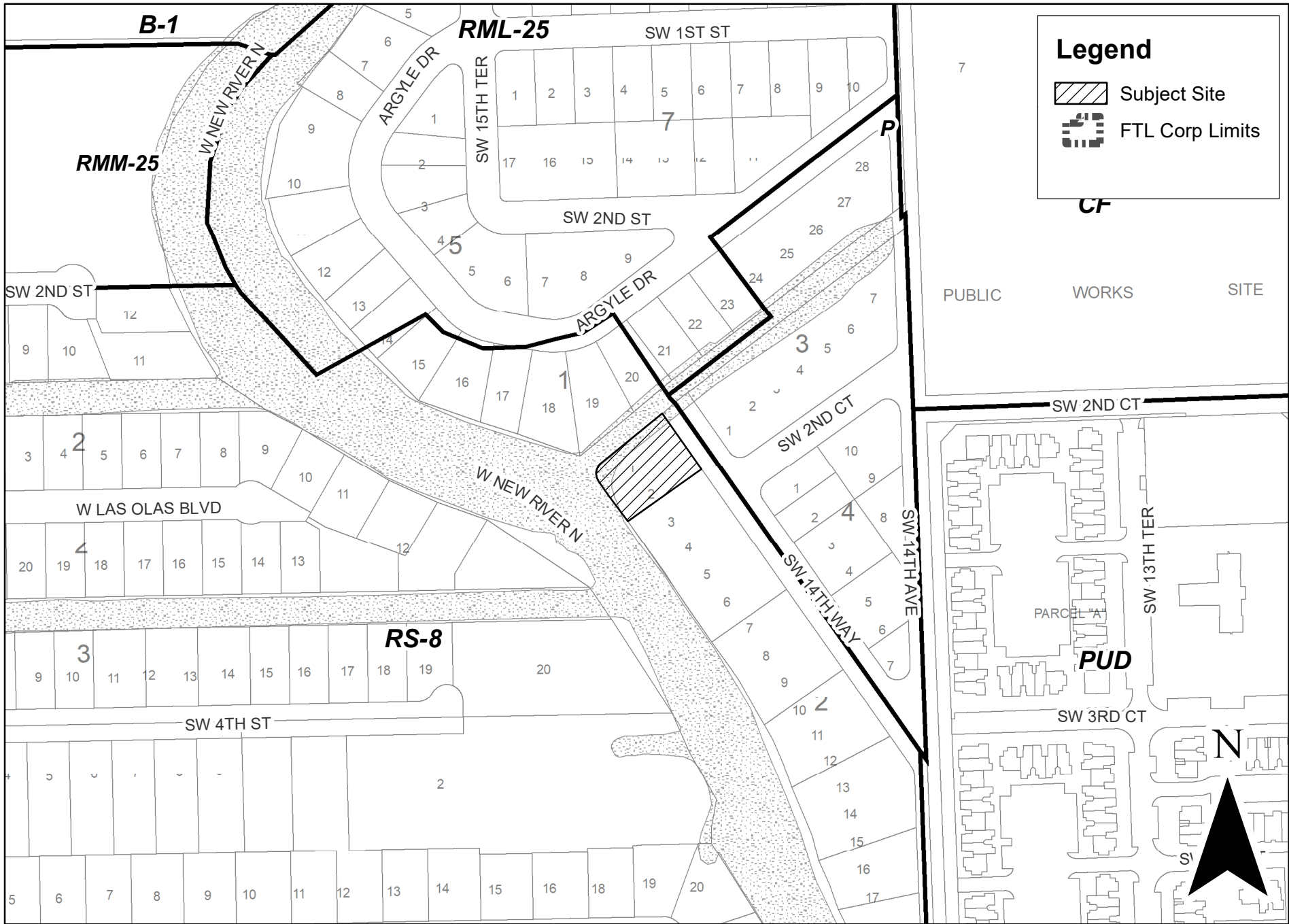
**GENERAL COMMENTS:**

The following 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 [http://www.fortlauderdale.gov/building\\_services/Fax%20Permitting/permits.htm](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](mailto:jjohnson@fortlauderdale.gov).

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



# R18005