



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: March 27, 2018

APPLICANT: Lise Hirsch

PROJECT NAME: Hirsch Property

CASE NUMBER: E18006

REQUEST: Easement Vacation: Utility

LOCATION: 1966 SE 21st Avenue

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

LAND USE: Low-Medium Density Residential

CASE PLANNER: Tyler Laforme



Case Number: E18006

CASE COMMENTS:

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

1. Per ULDR Section 47-24.1, provide written documentation that easement to be considered for vacation meets the City's development review criteria per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.7 (Vacation of Easements Requirements).
2. Applicant to provide copy of deed book records for easement background and purpose.
3. Provide a sketch and legal description of easement proposed to be vacated (must be prepared by Engineer or Surveyor).
4. Please contact City's Public Works Department, Rick Johnson at rjohnson@fortlauderdale.gov or 954-828-7809 for water and sewer utilities, and 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 considered for vacation. If so, a surveyed location of the utilities shall be provided to staff for review, the full cost of relocation of the utilities shall be borne by the Applicant, and the utility relocation plan shall be reviewed and approved by the City's Public Works Department prior to implementation.
5. Provide letters from all franchise utility providers, including City's Public Works Department as appropriate (i.e. if public easement is being vacated), demonstrating their interests in maintaining or no objection to vacation of this easement.
6. 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 for signoff, prior to submittal to the case planner for final authorization to present this item to the City Commission.
7. 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 to the satisfaction of the respective utility owners.
8. 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. 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. Sec. 47-25.2, Adequacy Requirements
 - b. Sec. 47-24.7.A.4, Criteria for Vacation of Easement
5. On the Sketch and Legal description of easement, update to say "portion of utility easement to be vacated".
6. Provide a digital copy of the entire application, narratives, and sketch and legal.
7. Letters must be provided from 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 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 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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