



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 10, 2018

APPLICANT: Gaddis Properties

PROJECT NAME: 500 N Federal

CASE NUMBER: E18012

REQUEST: Easement Vacation: 15 Foot Wide Public
Access Easement

LOCATION: South of NE 6th Street, west of NE 7th Avenue,
north of NE 5th Street, and east of Federal
Highway

ZONING: Regional Activity Center – East Mixed Use
(RAC-EMU)

LAND USE: Downtown Regional Activity Center (D-RAC)

CASE PLANNER: Randall Robinson



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CASE COMMENTS:

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

1. Per written response to ULDR 47-24.7.4.a (Vacation of Easement Requirements), demonstrate how easement is no longer needed for public purposes, since it appears that the existing Ingress/Egress Easement (to be considered for vacation) currently mitigates an otherwise dead-end condition at south end of the existing 10' Alley Right-of-Way. Discuss if existing Ingress/Egress Easement should instead be relocated and extended to the south (i.e. connect to NE 5th Street Right-of-Way) to avoid creating a dead-end Alley condition.
2. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Easement vacation are consistent with Site Plan.
3. Confirm if Applicant proposes to relocate any City water and/or sewer facilities located within the Ingress/Egress Easement. 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.
4. Submit a stamped copy of the surveyor's sketch and legal description to the City's Surveyor for his review and approval 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.
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.

The City's Public Works Department, FPL, and possibly AT&T currently have facilities within the existing 15' Ingress/Egress Easement to be vacated. Please be advised that prior to the Engineer's Certificate being executed, letters from the franchise utilities indicating relocation/removal of their facilities and any Easement requirements are have been completed/recorded to their satisfaction, shall be provided to the City Engineer or designee.

6. Please be advised that additional Easements may need to be dedicated to the City, 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.

As applicable, provide documents such as 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>.

7. Additional comments may be forthcoming at the meeting.



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CASE COMMENTS:

1. The Transportation & Mobility department is not in favor of vacating this easement.
2. City staff currently uses this easement to access the city property that is along this public access easement.
3. There are residential and commercial uses along the public access easement that use this easement to get to their properties.
4. Additional comments may be provided upon further review.
5. Signature required.

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



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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. 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 47-25.2, Adequacy Requirements; and,
 - b. Section 47-24.7.A.4, Criteria for Vacation of Easement
4. Signoffs from the City Surveyor and the City Engineer will be required prior to City Commission submittal.
5. Provide two (2) original signed and sealed surveys and legal descriptions in the "Sketch and Legal" format.
6. Letters have been received from all utility providers 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.
7. The ordinance approving the right-of-way vacation shall be recorded in the public records of the county within (30) days after adoption.

INFORMATIONAL COMMENTS

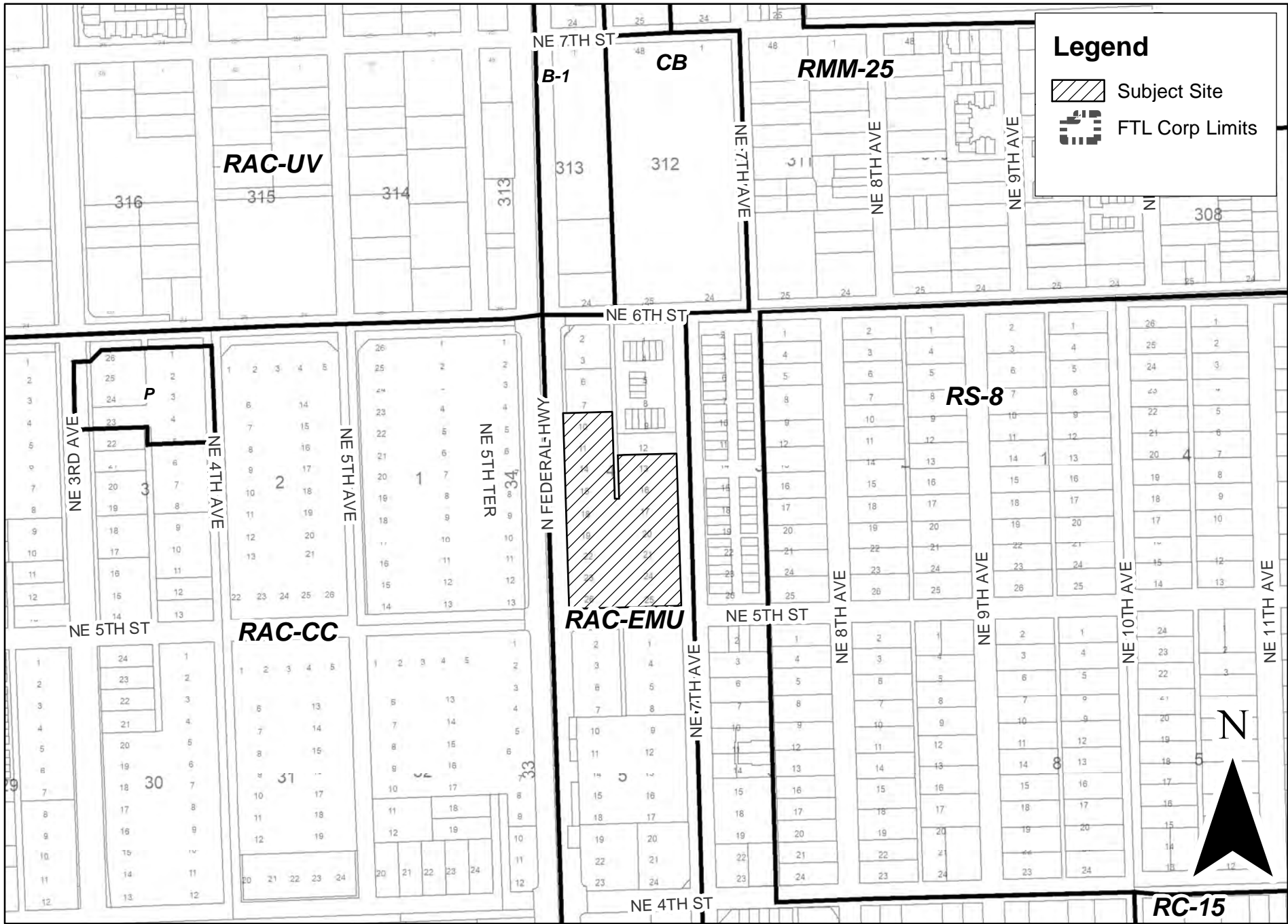
The following easement documents must be reviewed and approved by City Staff, prior to final approval:

- 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 <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 Judy Johnson at jjohnson@fortlauderdale.gov.

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



E18012

