



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 23, 2018

APPLICANT: AIDS Healthcare Foundation, Incorporated

PROJECT NAME: Healthy Housing Foundation - Parking Garage

CASE NUMBER: E18019

REQUEST: Easement Vacation: 14-Foot Utility Easement

LOCATION: East/west easement south of SE 7th Street, east of SE 3rd Avenue, north of SE 8th Street and west of SE 4th Avenue

ZONING: Regional Activity Center - City Center (RAC-CC)

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

CASE PLANNER: Jim Hetzel



Case Number: E18019

CASE COMMENTS:

Please provide a written response to each of the following review 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 Easement Requirements).
2. 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.
3. 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; the letters should specifically state whether or not the franchise utility providers have existing facilities within the Easement vacation area that will need to be relocated or abandoned.
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; adjacent existing SE 3rd Avenue full Right-of-Way width should be labeled 80' (not 60' as shown). 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.

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 have been completed/recorded to their satisfaction, shall be provided to the City Engineer or designee.

6. The survey shows/labels existing buried power lines located within the 14' Utility Easement (and outside of adjacent FP&L Easement) to be vacated; relocated facilities shall require inspection and approval by the applicable franchise utility owner prior to issuance of City Engineer's certificate.
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 neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal. A map of the City of Fort Lauderdale neighborhood associations may be viewed at: <http://gis.fortlauderdale.gov> and a listing of officially-recognized civic associations may be found at: <http://www.fortlauderdale.gov/neighbors/civic-associations>. Please provide acknowledgement and/or documentation of any public outreach conducted.
2. The proposed easement vacation requires review and approval by the City Commission. A separate application and fee is required for City Commission review. The application for City Commission can be found on the City's website: <http://www.fortlauderdale.gov/home/showdocument?id=9430>.
3. 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 new easements are required, provide the easement documentation satisfactory to such provider(s) prior to the submittal for City Commission.
4. Indicate how overhead utilities will be relocated and/or rerouted based upon the concurrent application, Case E18016. Provide an exhibit depicting relocation plan. Exhibit should be color coded as a graphic representation and be easy to decipher and understand.
5. Signoffs from the City Surveyor and the Land Development Manager will be required prior to City Commission submittal. To obtain City Surveyor signoff, provide a signed and sealed sketch and legal to case planner for routing.
6. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
7. 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; and,
 - d. Joinder, Consent, and Partial Release by Mortgagee/Lien Holder.

Instructions and templates for the above easement documents required for review may be found at: <http://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.

GENERAL COMMENTS

The following comments are for informational purposes:

8. Additional comments may be forthcoming at the Development Review Committee meeting.



E18019

