



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: September 10, 2019

APPLICANT: Initech Properties

PROJECT NAME: Tarpon Lofts

CASE NUMBER: V19007

REQUEST: Vacation of Right-of-Way: 6,725 Square Feet of Right-of-Way

LOCATION: SE 4th Avenue, South of SE 9th Street and North of SE 9th Court

ZONING: Regional Activity Center -Residential and Professional Office (RAC-RPO)

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

CASE PLANNER: Nicholas Kalargyros



Case Number: V19007

CASE COMMENTS:

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

1. Provide written documentation that proposed Vacation of Rights-of-Way meets the City's Criteria for Review per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.6 (Vacation of ROW Requirements).
2. Provide a signed and sealed boundary and topographic 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.
3. Please contact City's Public Works Department, Thomas Lawrence at TLawrence@fortlauderdale.gov or 954-828-6126 for water and sewer utilities, and Igor Vassielliev at 954-828-5862 or IVassielliev@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.
4. 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.
5. 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.
6. Provide written authorization/ concurrence from adjacent property owner located immediately west of SE 4th Avenue, that allows this proposed development to request to vacate the entire Alley width located between the two properties.
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 existing facilities located within the vacated easement have been relocated or abandoned to the satisfaction of the respective utility owners.

FPL, AT&T and Comcast may have facilities within the right of way. Please be advised that prior to Engineer certificate being executed, letters from the franchise utilities indicating easement requirements have been completed/ recorded to their satisfaction shall be provided to the City Engineer or designee.

8. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Rights-of-Way approval process, including Utility Easement(s) that allow the City



perpetual maintenance access to existing public sewer, storm drain, and water infrastructure, and Access Easement(s) that allow for public use.

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>.

9. Additional comments may be forthcoming at the meeting.

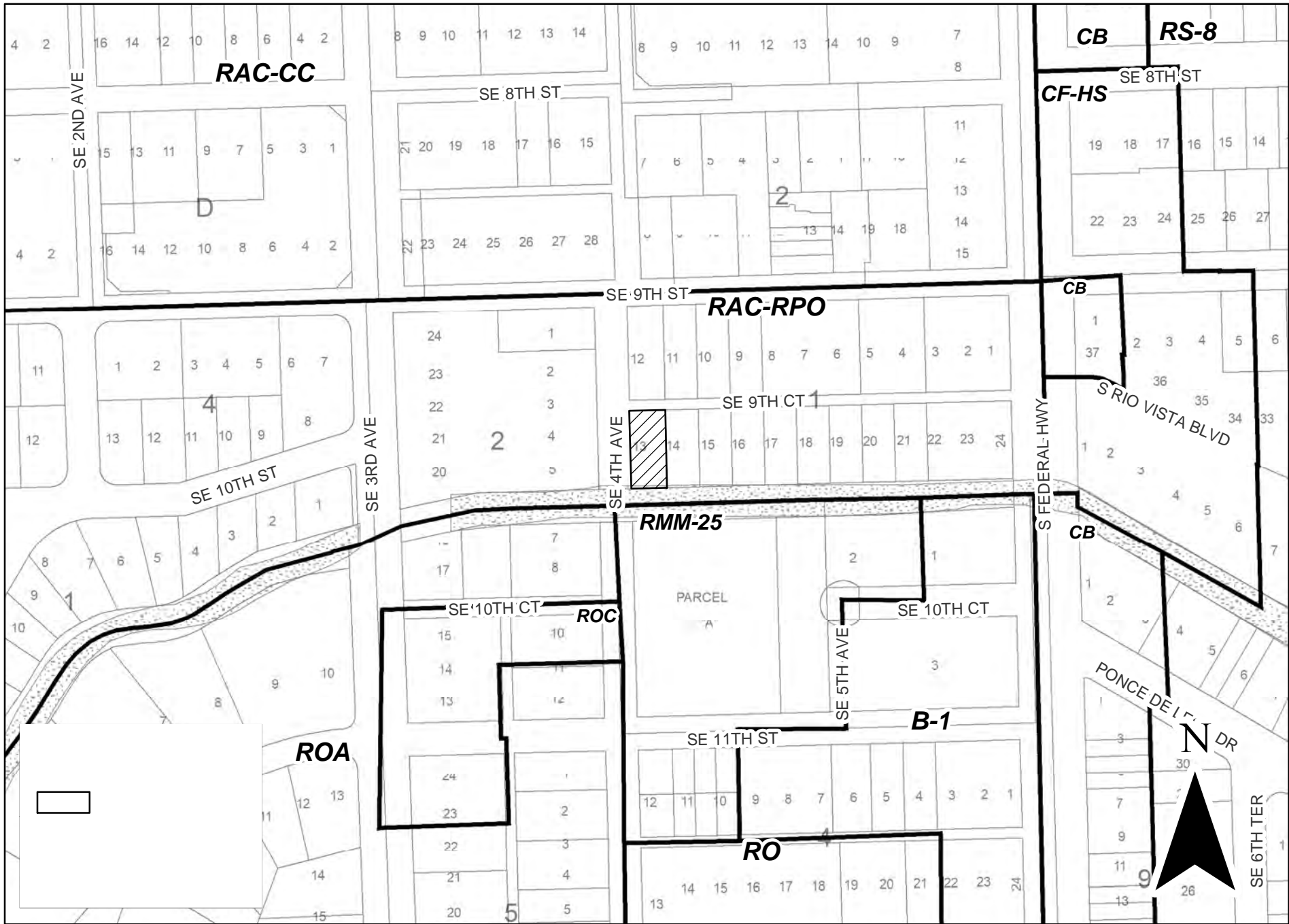


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Please provide a response to the following:

Comments may be forthcoming.



V19007

