



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: April 10, 2018

APPLICANT: Ocita Properties

PROJECT NAME: Riverparc Square

CASE NUMBER: E18008

REQUEST: Easement Vacation: Ingress/Egress Easement

LOCATION: Plat Book "B" Page 40 Block 46, Lot 5 (501 S Andrews Avenue)

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

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

CASE PLANNER: Tyler Laforme



Case Number: E18008

CASE COMMENTS:

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

1. 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.
2. 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.
3. 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.
4. 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.
5. Additional comments may be forthcoming at the meeting.



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Signature required at Final Development Review Committee (DRC): (Yes or No)

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 City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
4. Provide a signed and sealed survey and legal description in the "Sketch and Legal" format.
5. Provide letters of no objection from Comcast Cable, 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.
6. The ordinance approving the right-of-way vacation shall be recorded in the public records of the county within (30) days after adoption.
7. Signature Required.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

8. Provide a written response to all DRC comments within 180 days.
9. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-6162) to review project revisions and/or to obtain a signature routing stamp.
10. Additional comments may be forthcoming at the DRC meeting.



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)



E18008

