



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: June 26, 2018

APPLICANT: Clarkson-Bergman Family Partnership

PROJECT NAME: Pearl-Riverland

CASE NUMBER: E18011

REQUEST: Easement Vacation:
25 Foot Right-of -Way/Access Easement

LOCATION: South of SW 4th Street, east of SW 27th Avenue,
north of SW 5th Street and west of SW 25th
Terrace

ZONING: Current: Mobile Home Park (MHP)
Proposed: Residential Mid Rise
Multifamily/Medium High Density District
(RMM-25)

LAND USE: Medium-High Density Residential

CASE PLANNER: Florentina Hutt



Case Number: E18011

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 47-24.7 (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 Right-of-Way to be vacated. A surveyed location of the utilities shall be provided to staff for review. In addition, full cost of relocation of any utility shall be borne by the Applicant, and the relocation plan shall be reviewed and approved by the City's engineering department prior to the relocation implementation. Please be advised the City owns a 10 inch sewer forcemain within the 15 feet utility easement along the eastern side of the property adjacent to SW 3rd Street.
3. Provide letters from all franchise utility providers, including Public Works, demonstrating their interests in maintaining or no objection to the vacation of this Right-of-Way; the letters should specifically state whether or not the franchise utility providers have existing facilities within the Right-of-Way vacation area that will need to be relocated or abandoned.
4. Submit the stamped copy of the surveyor's sketch and description to the City's Surveyor for his review of the legal description of the Right of Way considered for vacation and his approval. Then, route the surveyor's sketch 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 additional Easements may need to be dedicated to the City resulting from the Vacation of the Right of Way Easement 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 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>.

6. 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.
7. Provide a copy of the D.B. 699/233 BCR document for review as part of this easement vacation application.
8. Discuss disposition of existing public 10 inch force main running north of SW 3rd Ave along the east boundary of the property as well as the private 4 inch force main running south of SW 3rd Ave currently servicing this property. Landscape plan does not take in consideration proposed fence at



SW 3rd Ave. Access must be provided at all times for City to access the utility easement at this location.

9. Discuss disposition of existing overhead lines/poles within easement. Indicate whether or not an access easement will be provided for the maintenance of the existing overhead services and power poles.
10. Discuss the 15 feet ingress and egress reservation along the western boundary of the property as well as the 15 feet access easement (per deed). Are these to remain or be vacated?
11. It appears the 25 feet right of way easement extends south to the adjacent property. Please discuss any impacts to the adjacent property as it appears the only access to the property is provided through a 15 feet wide opening off SW 27th Ave.
12. Additional comments may be forthcoming at the meeting.



Case Number: E18011

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 officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>).
- 2) Provide signed/sealed sketch and legal descriptions for the City Surveyor's review and approval. 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.
- 3) The proposed project requires review approval by the City Commission. A separate application and fee is required for City Commission review.
- 4) Letters must be provided from Florida Power & Light 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.
 - a. Contact Information for utilities is as follows:
 - Florida Power and Light (FPL)
 - Lucas Cornish
 - 954-717-2062
 - Lucas.Cornish@fpl.com
- 5) The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

GENERAL COMMENT:

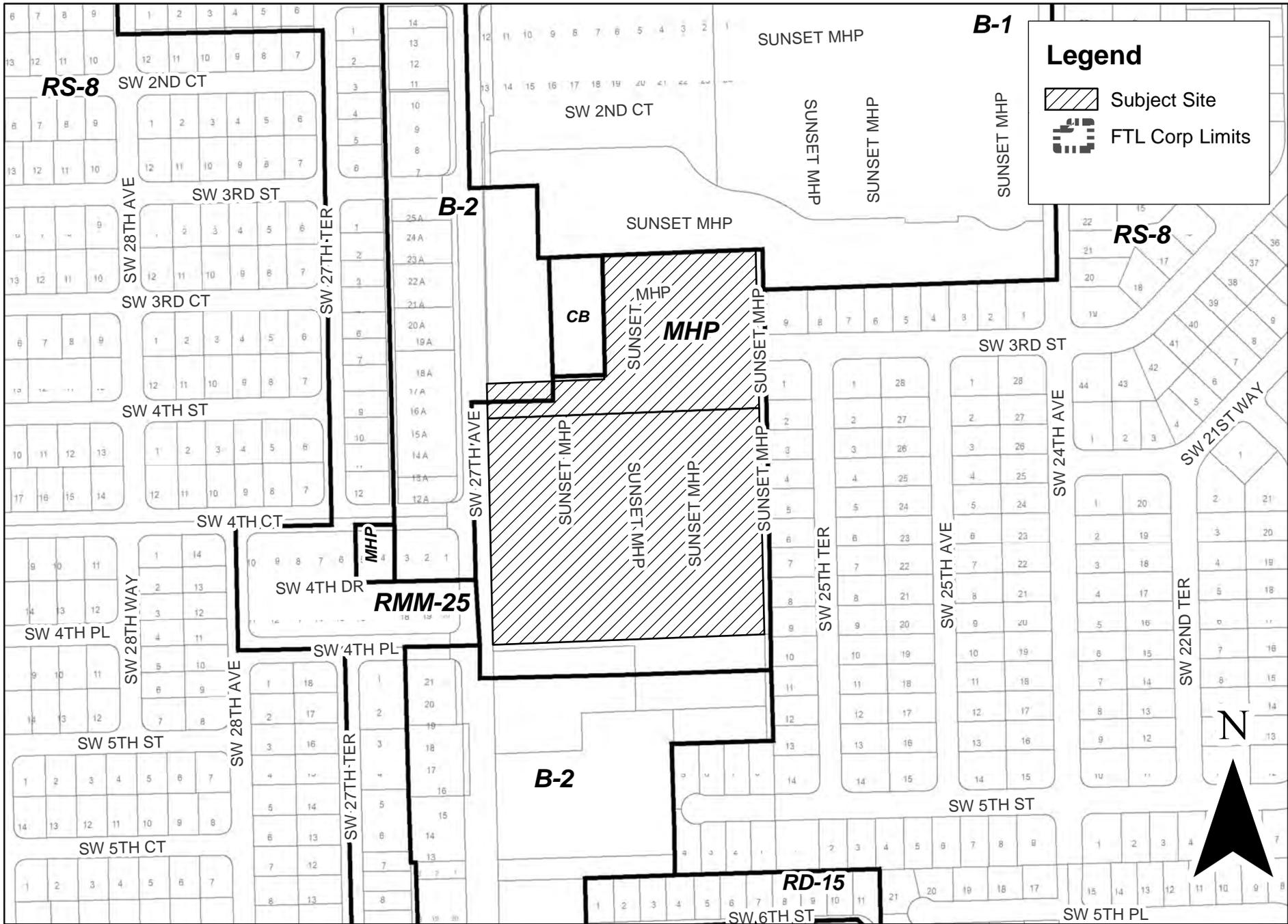
The following easement documents must be reviewed and approved by City Staff prior to final approval:

- 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)



E18011

