



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: July 10, 2018

APPLICANT: AW Riverbend, LLC.

PROJECT NAME: Bridge Riverbend

CASE NUMBER: E18014

REQUEST: Easement Vacation: 15 Foot Utility Easement

LOCATION: South of North Point Fork New River, West of
NW 22nd Avenue, north of Broward Boulevard
and east of NW 25th Avenue

ZONING: B-1 (Boulevard Business)

LAND USE: Northwest Regional Activity Center (NW-RAC)

CASE PLANNER: Nicholas Kalargyros



Case Number: E18014

CASE COMMENTS:

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

1. Modify written response to ULDR Sections 47-24.7.4.a (Vacation of Easement Requirements) and 47-25.2.L (Adequacy Review) as appropriate, since Flynn Engineering's DRC plans for Riverbend (Case #R16060 – 2201 W Broward Blvd) show/label an existing 72 Inch storm drain outfall pipe (to remain) located within the 15' Utility Easement to be vacated. Per the City's Utility Atlas Maps, this pipe is owned/maintained by the Florida Department of Transportation (FDOT).
2. Provide copy of latest corresponding Paving, Grading & Drainage Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Easement vacation are consistent with Paving, Grading & Drainage Plan.
3. Applicant to provide copy of deed book records for easement background and purpose.
4. 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.
5. Provide letters from all franchise utility providers, including Public Works and FDOT, 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.
6. 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.
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 the existing facilities within the vacated easement have been relocated or abandoned to the satisfaction of the respective utility owners.
8. The survey shows/labels an existing storm manhole located within the 15' Utility Easement to be vacated; relocated facilities shall require inspection and approval by City's Public Works Department and/or FDOT prior to issuance of City Engineer's certificate.
9. 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 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) Please coordinate with Engineering staff regarding this 15-foot utility easement since there is a storm drain located within the easement.
3) Provide a signed and sealed survey and legal description in the "Sketch and Legal" format.
4) Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Planning Staff.
5) Letters must be provided from Florida Power & Light, AT&T, Comcast Cable, TECO Peoples Gas 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:

Table with contact information for AT&T, Comcast, Public Works, Florida Power & Light, and TECO Peoples Gas.

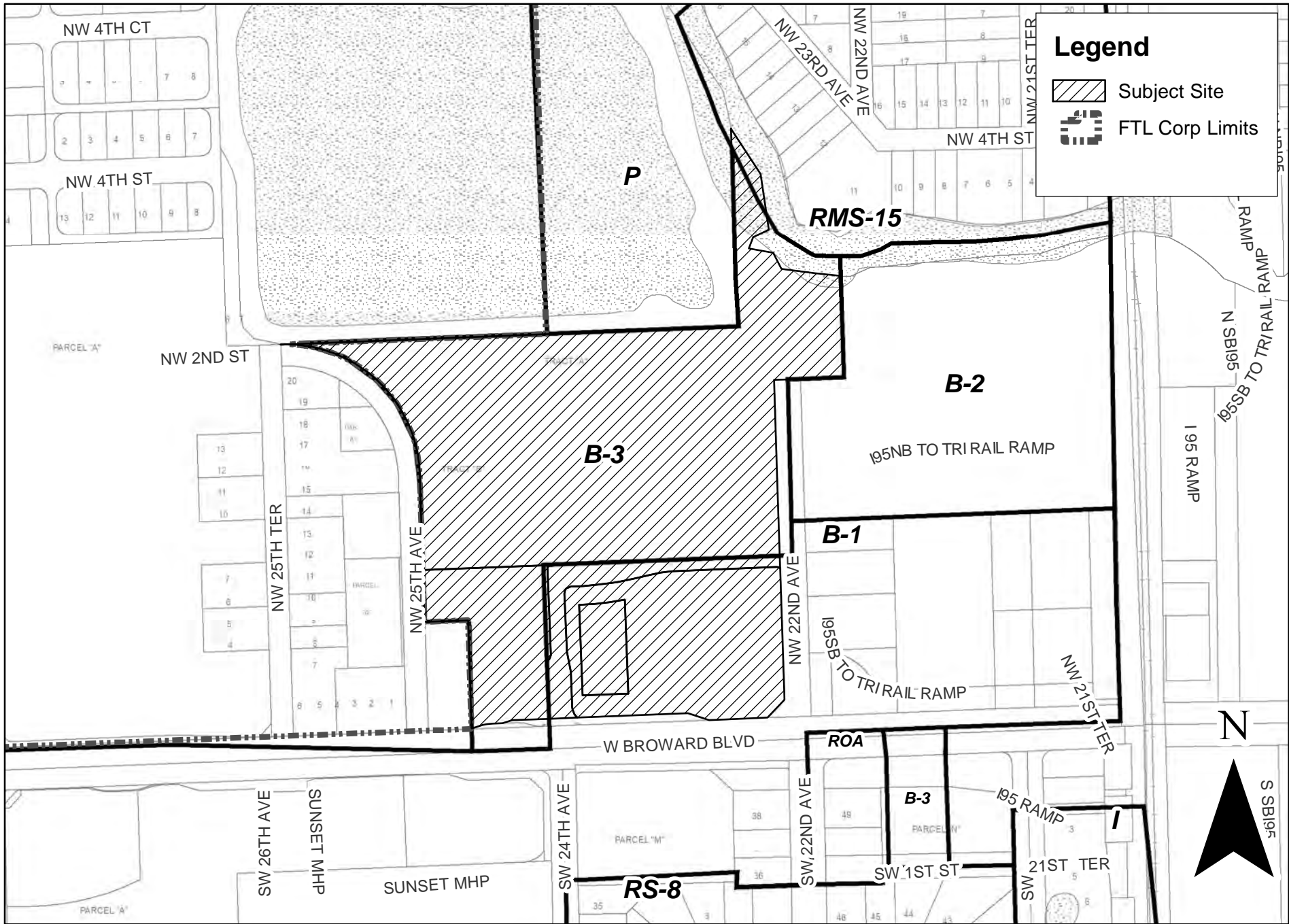
- 6) The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
7) The following easement documents must be reviewed and approved by City Staff prior to final approval:
a. Attorney's Opinion of Title;
b. Easement Deed;
c. Survey, Sketch and Legal Description; and,
d. Joinder, Consent, and Partial Release by Mortgagee/Lien Holder.
The instructions and templates for these required documents may be found at the following link: 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, please provide a copy of the instruction sheet and the flow chart (See Procedures and Forms).
8) Provide a written response to all DRC comments within 180 days.

GENERAL COMMENT:

The following comments are for informational purposes only.



- 9) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments.
- 10) Additional comments may be forthcoming at the Development Review Committee meeting.



E18014

