



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: October 23, 2018

APPLICANT: AIDS Healthcare Foundation, Incorporated

PROJECT NAME: Healthy Housing Foundation - Residential

CASE NUMBER: E18016

REQUEST: Easement Vacation: 10-Foot Utility Easement

LOCATION: East/west easement south of SE 7th Street, east of SE 4th Avenue, north of SE 8th Street and west of S Federal Highway

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

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

CASE PLANNER: Jim Hetzel



Case Number: E18016

CASE COMMENTS:

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

1. Provide letters from all franchise utility providers (FP&L & Comcast letters are missing), 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.
2. Provide preliminary layout of relocated FP&L/Comcast overhead power/cable lines resulting from portion of 10' Utility Easement to be vacated, as well as correspondence from utility owner (as applicable) and depict any additional requirements (i.e. easement, etc.) they may have on corresponding Site Plan.
3. 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.
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 existing facilities located within the vacated easement have been relocated or abandoned to the satisfaction of the respective utility owners.

FP&L, Comcast, and possibly AT&T currently have facilities within the existing 10' Utility Easement to be partially vacated. 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.

5. The survey shows/labels existing overhead power and cable lines located within the 10' Utility Easement to be partially vacated; relocated facilities shall require inspection and approval by the applicable franchise utility owner prior to issuance of City Engineer's certificate.
6. 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. A letter must be provided from Florida Power & Light indicating no objection to the vacation. If a new easement is required, provide documentation satisfactory to FPL for the new easement prior to submittal for City Commission. If any facilities need to be relocated, must be approved prior to City Commission submittal.
4. Indicate how overhead utilities will be relocated and/or rerouted based upon the concurrent application, Case E18019. 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.

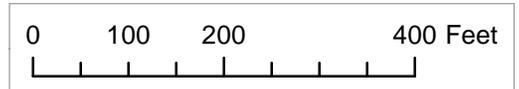
GENERAL COMMENTS

The following comments are for informational purposes:

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



E18016



Graphic Scale