



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 9, 2018

APPLICANT: 195 Federal, LLC.

PROJECT NAME: 195 N Federal Easement Vacation

CASE NUMBER: E18001

REQUEST: Easement Vacation: Utility Easement

LOCATION: East/West Utility Easement south of NE 2nd Street, east of NE 3rd Avenue, north of NE 1st Street and west of Federal Highway

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

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

CASE PLANNER: Nicholas Kalargyros



Case Number: E18001

CASE COMMENTS:

Please provide a response to the following:

1. Comments may be forthcoming.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 1.

Please consider the following prior to submittal for Building Permit:

- 1.



Case Number: E18001

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 project 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. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. ULDR Section, 47-25.2, Adequacy Requirements.
4. Provide a separate exhibit after Easement Exhibit (Sheet X1) and shade in one color the overall proposed easement vacation as a graphic representation of the easement vacation request.
5. For additional clarification, superimpose the existing building footprint on the easement.
6. Signoffs from the City Surveyor and the Urban Design Engineer will be required prior to City Commission submittal. To obtain City Surveyor signoff, provide all plans to your case planner (Nicholas Kalargyros) for routing.
7. Letters must be provided from Florida Power & Light, AT&T, Comcast Cable, TECO 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.
8. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
9. 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.

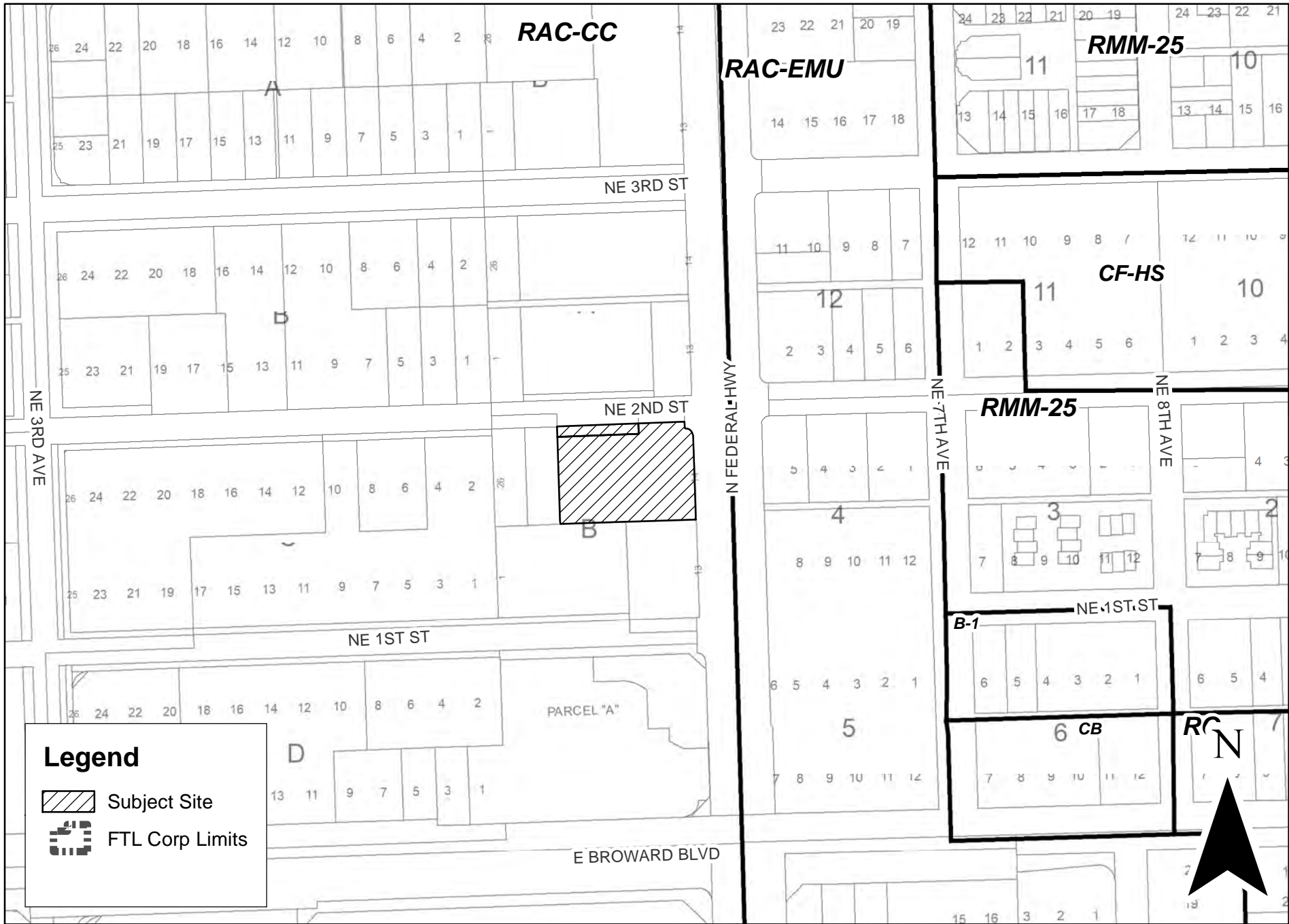
Instructions and templates for the above easement documents required for review may be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> listed under the topic "Dedicated Public Rights of Way and Easements." Please submit these documents electronically to Judy Johnson at jjohnson@fortlauderdale.gov.



GENERAL COMMENTS

The following comments are for informational purposes:

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



E18001

