



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: March 13, 2018

APPLICANT: Lennar Homes, Inc.

PROJECT NAME: The Reserve at Edgewood

CASE NUMBER: E18004

REQUEST: Easement Vacation: Utility Easement

LOCATION: West of SW 15th Avenue, north of SW 30th Street, east of SW 18th Terrace and south of SW 28th Street

ZONING: Residential Multifamily Low Rise/Medium High Density (RML-25)

LAND USE: Medium-High Density Residential

CASE PLANNER: Nicholas Kalargyros



Case Number: E18004

CASE COMMENTS:

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

1. Per ULDR Section 47-24.1, provide written documentation that easement to be considered for vacation meets the City's development review criteria per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.7 (Vacation of Easements Requirements).
2. The survey and plat both show a gap in the 5' Utility Easement to be vacated (i.e. 30' Access Easement – Emergency Vehicles Only), which should also be reflected on the surveyor's sketch and description.
3. 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. Provide letter from City's Public Works Department, demonstrating their interests in maintaining or no objection to vacation of this easement.
4. 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 or designee for signoff, prior to submittal to the case planner for final authorization to present this item to the City Commission.
5. 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.
6. The survey shows existing wooden poles, overhead wires, and a guy anchor located within the 5' Utility Easement to be vacated; relocated facilities shall require inspection and approval by the applicable franchise utility owner prior to issuance of City Engineer's certificate.
7. The survey shows existing City sewer infrastructure (i.e. two manholes, each at the end of sewer service connections to the property) extending just inside the east property boundary, located within the 5' Utility Easement to be vacated; relocated facilities shall require inspection and approval by City's Public Works Department prior to issuance of City Engineer's certificate.
8. 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 (<http://gis.fortlauderdale.gov/propertyreporter>) 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. 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
 - b. ULDR Section, 47-24.7.A.4, Criteria for Vacation of Easement
4. Provide current survey showing location of drainage easement. Include the reference O.R. Book and Page as recorded in the Broward County Records.
5. Clarify the proposed building footprint superimposed on the easement.
6. 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 Urban Design & Planning Staff.
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.

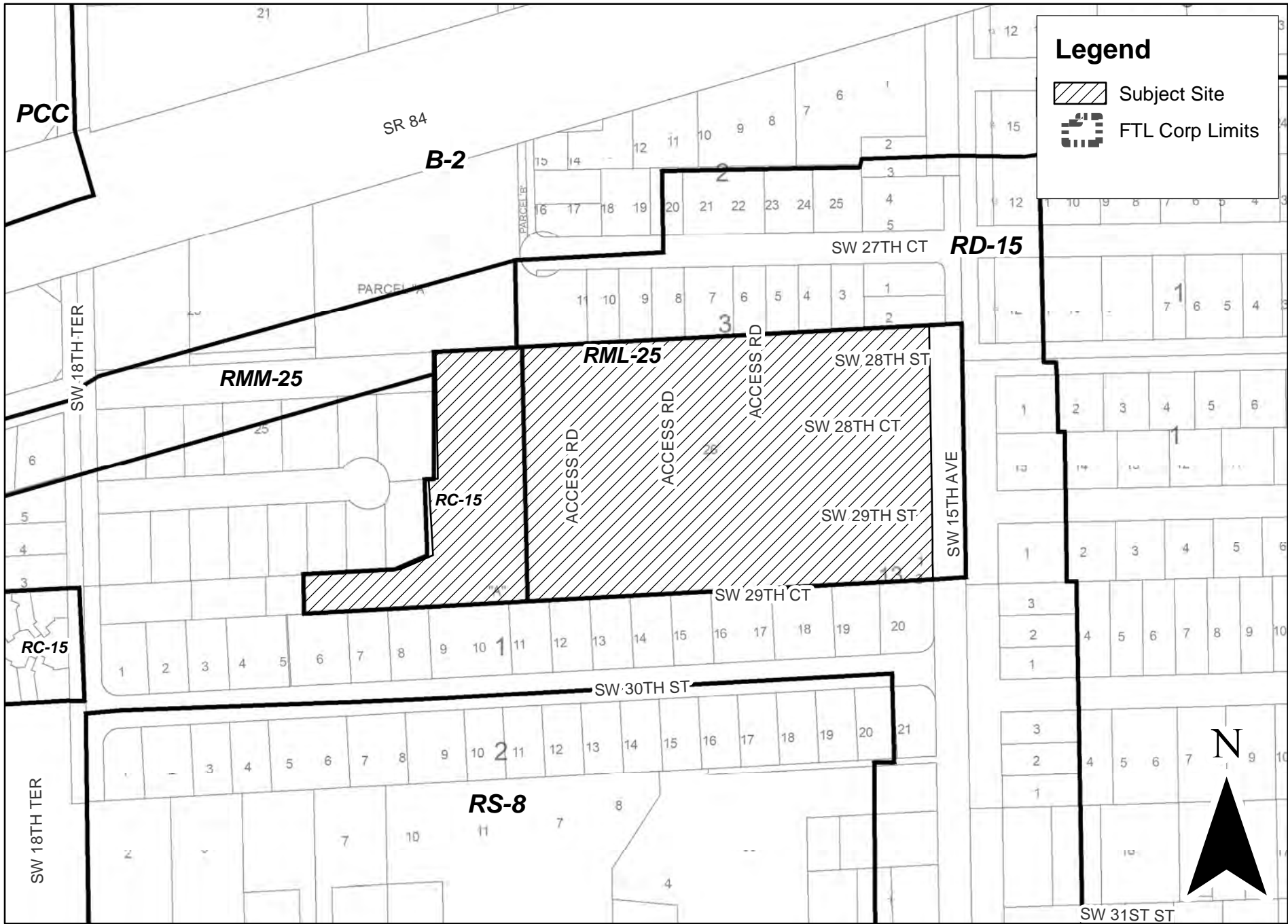
GENERAL COMMENT

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
- d. 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)



R18004

