



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: November 13, 2018

APPLICANT: Town Development Co.

PROJECT NAME: Cumberland Farms

CASE NUMBER: E18018

REQUEST: Easement Vacation

LOCATION: North of Sunrise Boulevard, East of NE 3rd Avenue, West of NE 4th Avenue and South of NE 11th Street

ZONING: (CB) Community Business and (B-2) General Business

LAND USE: Commercial

CASE PLANNER: Adam Schnell



Case Number: E18018

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 Easement Requirements). Explain the statement on provided narrative which indicates there are currently no utilities located within the subject easement when the survey depicts poles and overhead lines.
2. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Easement vacation are consistent with Site Plan.
3. Discuss why limits of easement vacation depicted on sketch and legal, extends into the right of way. Provide supporting documentation accordingly.
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 as appropriate (i.e. if easement being vacated is public), 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. Provided AT&T letter does not specify whether they have utilities or not. Letter from Comcast has not been obtained.
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 existing facilities located within the vacated easement have been relocated or abandoned to the satisfaction of the respective utility owners.

FPL and possibly AT&T/ Comcast (non-objection letter from AT&T was not clear and letter from Comcast was not provided), currently have facilities within the existing 15' utility easement to be 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.

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 (a 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) 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.
- 4) 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. Sec. 47-25.2, Adequacy Requirements
- 5) Letters must be provided from Comcast Cable 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. City of Fort Lauderdale Public Works Department
Contact: Elkin Diaz
Phone: (954)-828-6539
Email: EDiaz@fortlauderdale.gov
 - b. Comcast, Inc.
2501 SW 145 Ave, Suite 200
Miramar, FL 33027
(954)534-7417, (954)534-7083 fax
- 6) The resolution approving the vacation of an easement shall be recorded in the public records of Broward County within (30) days after adoption.

GENERAL COMMENT

The following comments are for informational purposes.

- 7) Provide a written response to all DRC comments within 180 days.
- 8) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-4798) to review project revisions and/or to obtain a signature routing stamp.
- 9) Additional comments may be forthcoming at the DRC meeting.

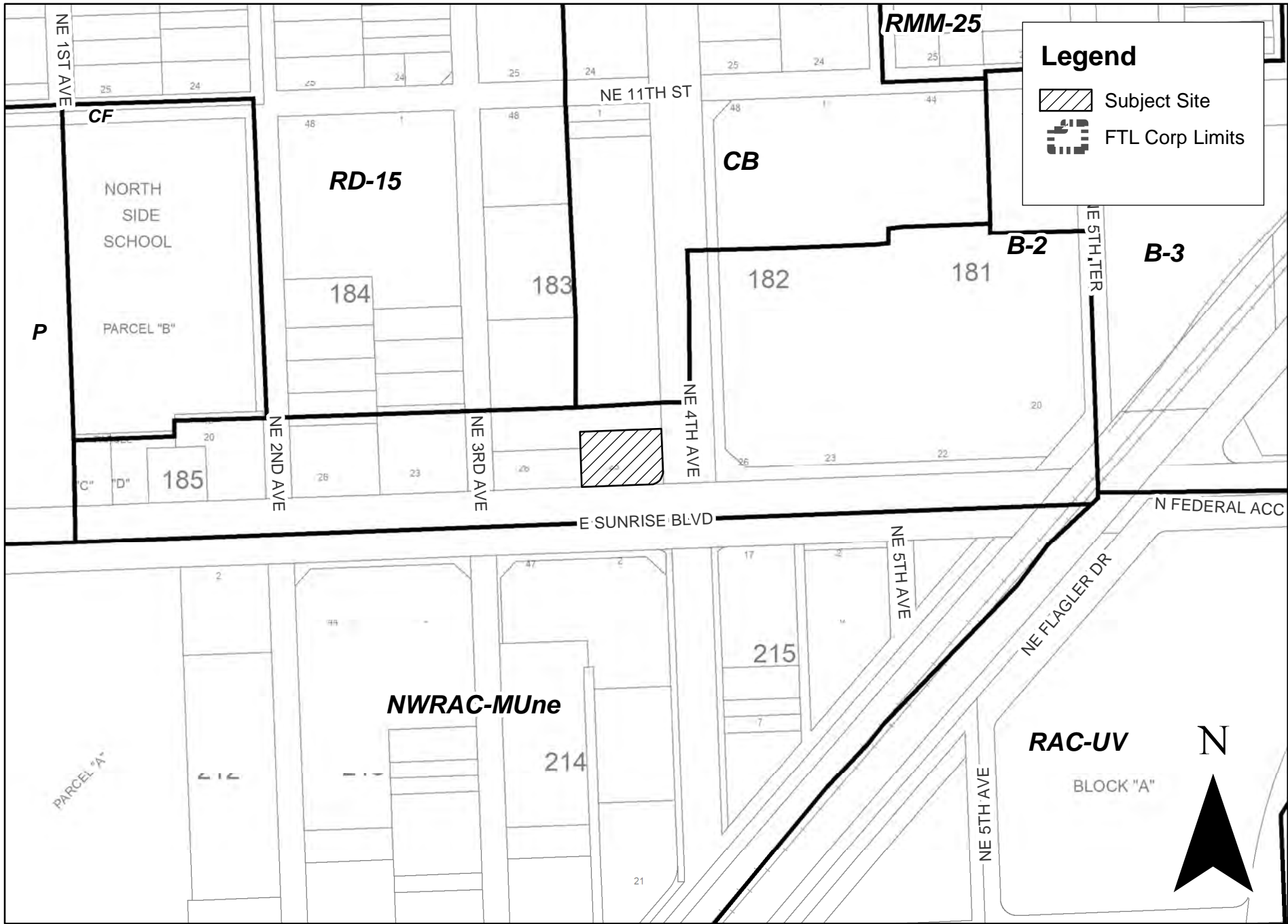
The following easement documents must be reviewed and approved by City Staff prior to final approval:

Attorney's Opinion of Title
Easement Deed
Survey, Sketch and Legal Description
Joinder, Consent, and Partial Release by Mortgagee/Lien Holder



The instructions for these documents may be found at
<http://www.fortlauderdale.gov/home/showdocument?id=1558>

Please submit these documents to Nadege Thompson, at nthompson@fortlauderdale.gov. If you have any questions, please contact Ms. Thompson at 954-828-5232.



E18018

