



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** November 27, 2018

**APPLICANT:** CAMM Educational Enterprises, Incorporated

**PROJECT NAME:** New River Child Care Learning Center

**CASE NUMBER:** E18020

**REQUEST:** Easement Vacation: Utility Easement

**LOCATION:** 2.5 foot wide north/south easements, south of NW 2nd Street, west of NW 6th Avenue, north of W Broward Boulevard, and east of NW 7th Avenue

**ZONING:** Regional Activity Center - West Mixed Use (RAC-WMU)

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

**CASE PLANNER:** Adam Schnell



Case Number: E18020

**CASE COMMENTS:**

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

1. Provided narrative makes reference to an access to the City parking lot? It does not appear a connection exist between the City parking lot and the alley. Please clarify.
2. Please contact City's Public Works Department, Rick Johnson at [rjohnson@fortlauderdale.gov](mailto:rjohnson@fortlauderdale.gov) or 954-828-7809 for water and sewer utilities, and Elkin Diaz at 954-828-6539 or [ediaz@fortlauderdale.gov](mailto: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.
3. 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 and if additional easements will be required.
4. 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.

The submitted sketch and legal appears to be the original sketch and legal that was submitted for the dedication of the easement. Please submit a sketch and legal for the vacation.

5. 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.

It appears power poles and overhead wires exist within the easement. Is a new easement being provided to FPL in order to continue to access these lines? Is that being done as part of V18007 application? 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.

Please be advised a 5' access easement will be required over the eastern half of the alleyway once it is vacated, adjacent to lots 13 and 14. Confirm this access easement is being dedicated as part of application V18007 to determine whether or not this needs to be a condition of this application.

6. Additional comments may be forthcoming at the DRC meeting and once additional information is provided.

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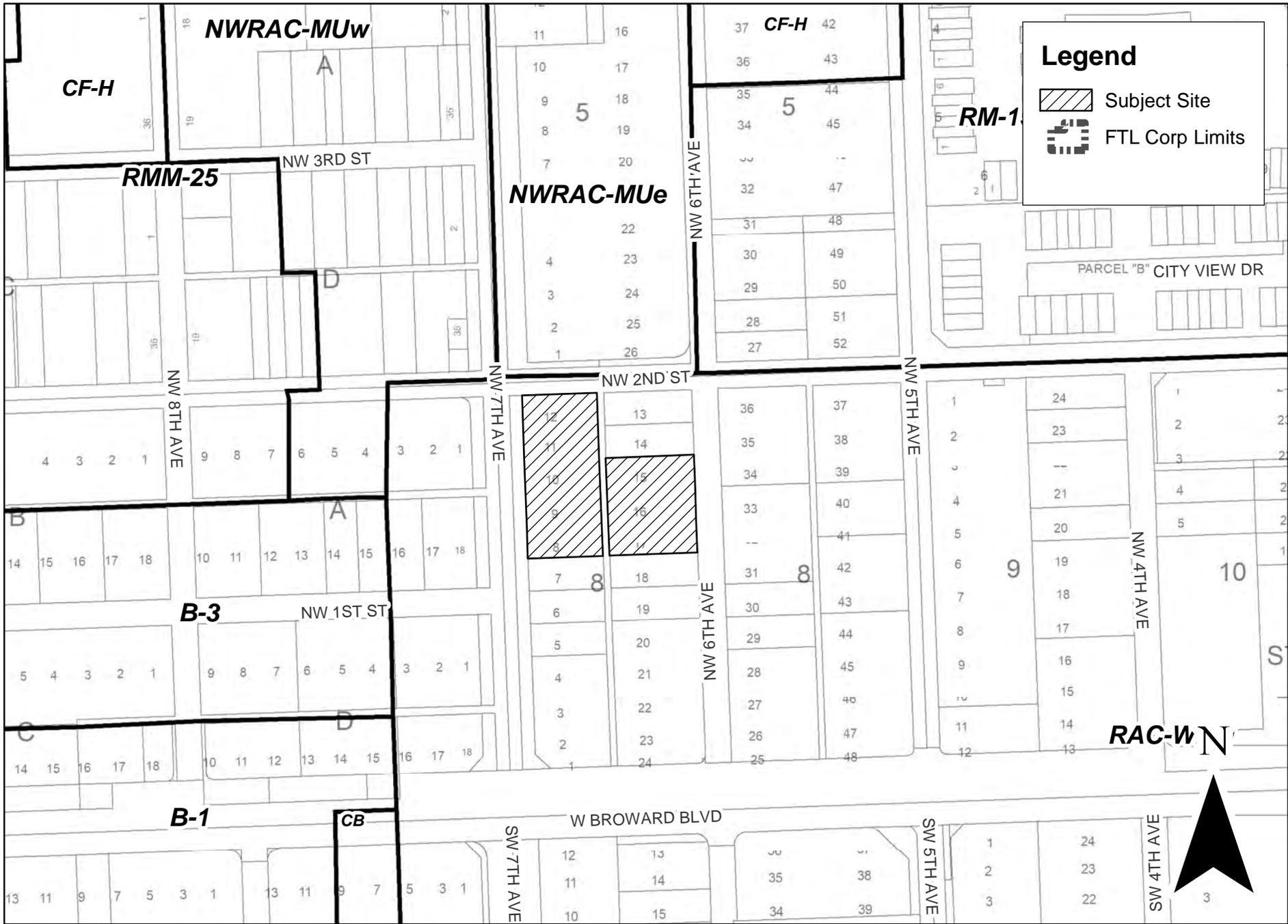
**CASE COMMENTS:**

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) The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

**GENERAL COMMENT**

- 5) Additional comments may be forthcoming at the DRC meeting. Please provide a written response to all DRC comments within 180 days.



# E18020

