



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: December 11, 2018

APPLICANT: FV Development, LLC. and Building Better Communities, Incorporated

PROJECT NAME: Village View: Utility and Access Easement

CASE NUMBER: E18021

REQUEST: Easement Vacation: Utility and Access Easement

LOCATION: 15-foot easement running north/south, north of NE 6th Street, east of N Andrews Avenue, south of NE 7th Street, and west of NE 1st Avenue.

ZONING: Regional Activity Center - Urban Village (RAC-UV)

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

CASE PLANNER: Tyler LaForme



Case Number: E18021

CASE COMMENTS:

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

1. According to submitted application and information, this is a partial easement vacation application (lots 11 through 14 and lots 35 through 39) related to the following easements:
 - a. ORB 28950 pg. 1612 – 15 feet non-exclusive easement for utilities including electric, cable, telephone, stormwater and drainage uses and governmental and emergency vehicular and pedestrian access (lots 1 through 14 and lots 35 through 48).
 - b. ORB 30180 pg. 1135 - 15 feet easement for emergency and governmental vehicular and pedestrian access to the properties abutting the easement area, utilities and all other purposes (lots 1 through 14 and lots 35 through 48).
2. This application is being reviewed concurrently to the corresponding site plan application (R18080) and right of way easement vacation application (E18022). Refer to comments under these corresponding applications for proper coordination.
2. Provide exhibit(s) that clearly depict all the easements impacted by the proposed site plan application (R18080). Overlay the latest corresponding Site Plan, existing utilities, utility relocation, as applicable so that it can be reviewed for consistency and adequacy of the criteria.
3. Discuss if the proposed driveway and sidewalk connection between NE 1st Ave and N Andrews Ave as depicted on site plan application (R18080) are being proposed to mitigate any impacts resulting from this easement vacation application and if additional easements will be provided accordingly.
4. Discuss the following and provide supporting information regarding the partially vacated 15 feet alley (lots 1 through 14 and lots 35 through 48) retained as a utilities and governmental and emergency ingress and egress easement pursuant to Ordinance No. C-97-15 (ORB 26690 pg. 282) and recorded Engineer certificate (ORB 30503 PG 560):
 - a. Does this easement vacation application also include the vacation of this “retained easement”?
 - b. Why the survey and bcpa still depicts the vacated 15’ alley north of lots 11 and 39 as a platted alley? and;
 - c. If there is still a platted alley north of this vacation request, then what is being done to avoid a dead-end condition on the alley to remain?
 - d. If the portion of the 15’ alley north of this vacation request was retained as a utilities and governmental and emergency ingress and egress easement and is not included as part of this application, then how is this vacation not impacting the original intent of the easement to the north?
5. 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.

According to the City Utility Map and survey, there is an existing 8 inch sewer main within the easement being requested to be vacated. Provide a relocation plan (in coordination with Public



Works) that demonstrates the vacation of this easement will not impact or interrupt service to the adjacent properties.

6. 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.

According to the survey, there are existing poles and overhead wires within the easement being requested to be vacated. Provide a relocation plan/ narrative (in coordination with the franchise utilities being impacted by this vacation) that demonstrates the vacation of this easement will not impact or interrupt service to the adjacent properties.

7. Provide a non-objection letter from the City of Fort Lauderdale Fire department indicating the partial vacation of this easement will not prevent emergency access to the properties north and south of this easement vacation request and/ or demonstrate how the emergency access to these properties will be maintained.
8. Provide a non-objection letter from Broward County and Light House of Broward County indicating they have non-objection to this partial vacation and that the same will not prevent governmental access to these properties and/ or demonstrate how the governmental access to these properties will be maintained/ not impacted.
9. Once City staff support is confirmed, 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.
10. 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.
11. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Easement approval process, including Utility Easement(s) and Access Easement(s) that mitigate an otherwise dead-end Alley condition or mitigate any impacts this partial vacation request may have on the easements / properties to the north and south of this vacation request.
12. Additional comments and requirements may be forthcoming once additional information is provided.



Case Number: E18021

Signature required at Final Development Review Committee (DRC): (Yes or No)

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...
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 ULDR section Sec. 47-25.2, Adequacy Requirements, by providing a point-by-point narrative response, on letterhead, with date and author indicated.
4. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required prior to Planning and Zoning Board submittal.
5. 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.

Contact Information for utilities is as follows:

AT&T
Dyke Tittle
954-577-5602
dt5431@att.com

Comcast
Leonard Maxwell-Newbold
954-447-8405
leonard_maxwell-newbold@comcast.com

Florida Power and Light (FPL)
Lucas Cornish
954-717-2062
Lucas.Cornish@fpl.com

TECO Peoples Gas
David Rivera
954-453-0794
DRRiviera@tecoenergy.com

Public Works
Elkin Diaz
954-828-6539
Ediaz@fortlauderdale.gov

- 6. The ordinance approving the right-of-way vacation shall be recorded in the public records of the county within (30) days after adoption.

GENERAL COMMENTS

The following comments are for informational purposes.



Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

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 (954-828-6162) to review project revisions and/or to obtain a signature routing stamp.
9. Additional comments may be forthcoming at the DRC meeting.

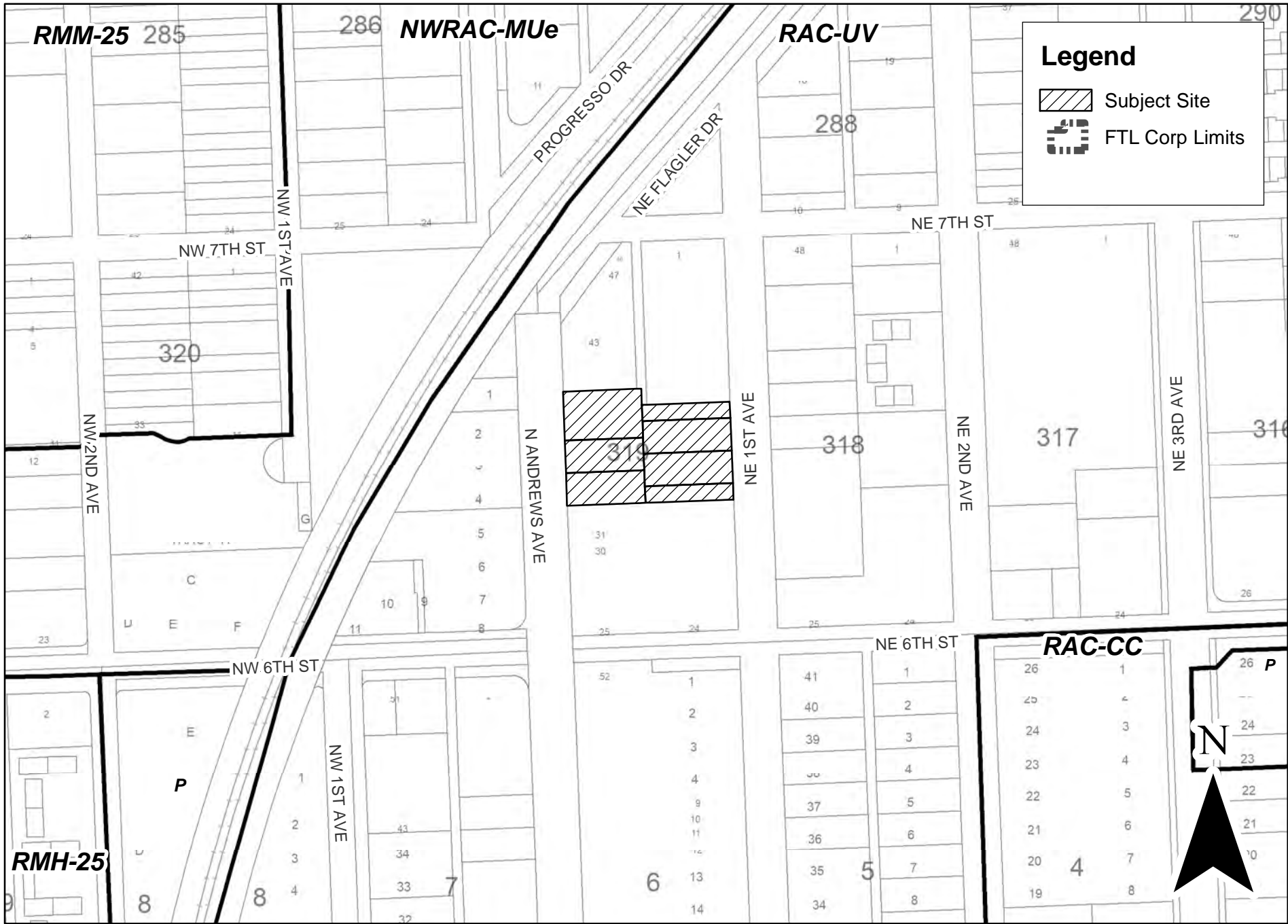
The following easement documents must be reviewed and approved by City Staff prior to final approval:

- 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:

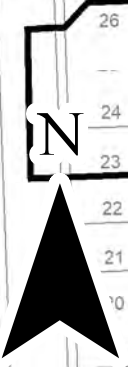
<http://www.fortlauderdale.gov/home/showdocument?id=1558>

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



Legend

-  Subject Site
-  FTL Corp Limits



E18021

