

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-EV24002



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-EV24002
MEETING DATE:	January 25, 2024
REQUEST:	Vacation of Easement Review: 15-foot Wide by 241-foot Long Drainage Easement
APPLICANT:	Stanley Gumberg, Trustee of the Coral Ridge Shopping Center Trust
AGENT:	Nectaria Chakas, Lochrie & Chakas, P.A.
PROJECT NAME:	Publix Coral Ridge
PROPERTY ADDRESS:	3200 N. Federal Highway
ZONING DISTRICT:	Boulevard Business District (B-1)
LAND USE:	Commercial
COMMISSION DISTRICT:	1 – John Herbst
NEIGHBORHOOD ASSOCIATION:	Coral Ridge Country Club Estate
CASE PLANNER:	Nicholas Kalargyros

RESUBMITTAL INFORMATION

- Applicant must provide written responses to all DRC comments contained herein.
- Written responses must specify revisions made to the plans and indicate the sheet.
- Resubmitted plan sets must be accompanied by responses to be accepted.
- Any additional documentation must be provided at time of resubmittal.
- Resubmittals must be conducted through the City's online citizen's portal LauderBuild.
- Questions can be directed to the Case Planner assigned to the case.



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CASE COMMENTS:

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

1. Please provide an engineering sign and seal letter verifying that no known or unknow utilities exist within the proposed vacation area. Alternately, the following conditions will apply at will be applicable at time of engineering sign-off
 - a. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated and or removed as approved by the City Engineer at the expense of the applicant and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department.
 - b. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. This certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.

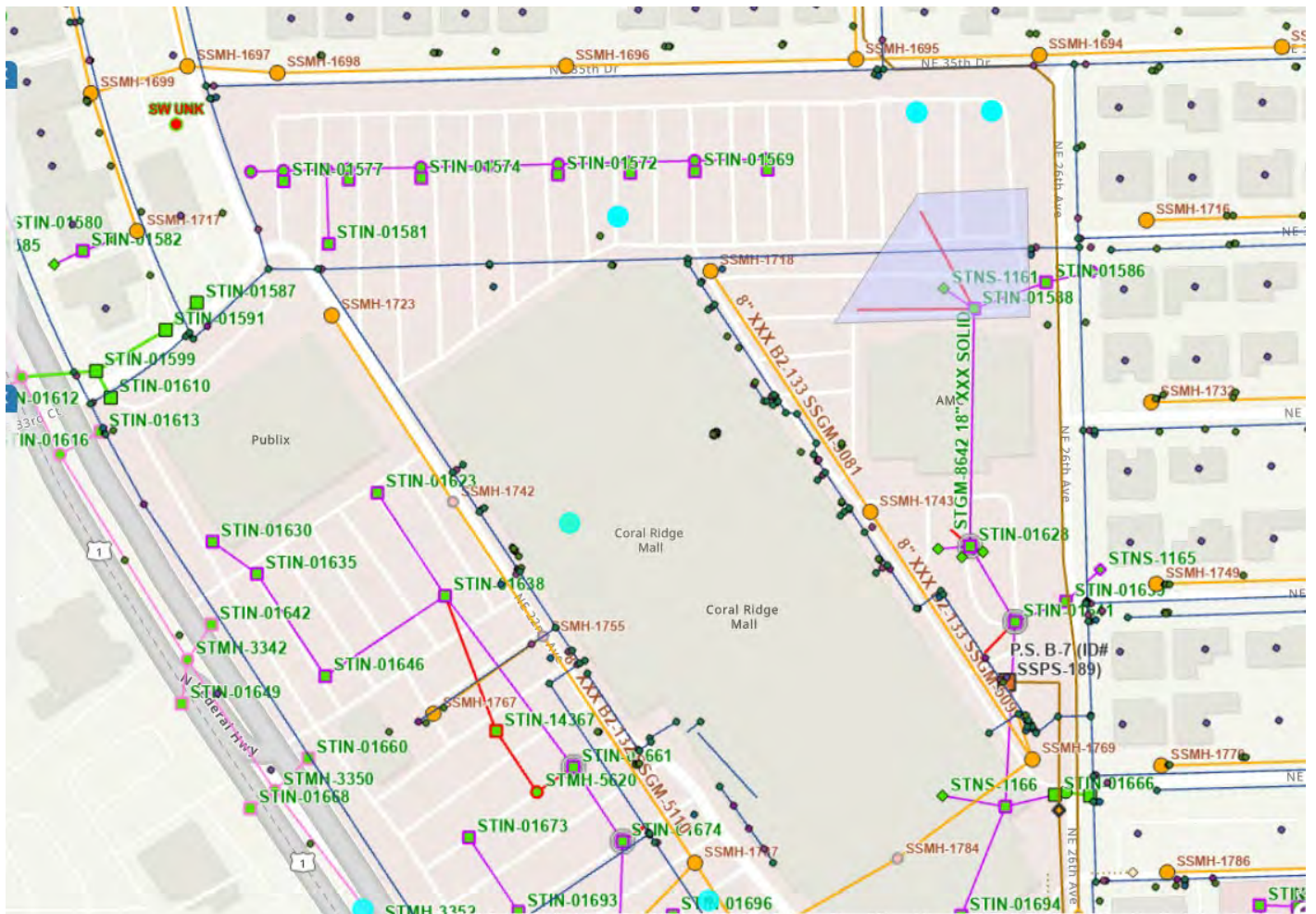


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CASE COMMENTS:

Please provide a response to the following:

- 1- Stormwater Operations does not object to the developers ask to vacate the easement at this location because we do not have any stormwater assets in or in proximity to the easement boundaries, The closest stormwater assets that we have at this location is closer to Federal Highway to the east of the parcel but does not connect.



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CASE COMMENTS:

Please provide a response to the following:

- 1) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days (November 27, 2024) for applications subject to a quasi-judicial hearing or a public hearing, unless a mutually agreed upon time extension is established between the City and the applicant. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed, unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
- 2) 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](#)). Provide acknowledgement and/or documentation of any public outreach.
- 3) The proposed project requires review approval by the City Commission. A separate application and fee are required for City Commission review.
- 4) Update the title of the Sketch and Legal Description to show a Vacation of Drainage Easement is being requested.
- 5) Signoffs from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
- 6) Letters must be provided from the following utility companies: AT&T, Comcast Cable, Florida Power & Light, TECO Gas as well as 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 being scheduled for City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to Planning and Zoning Board submittal. Contact Information for utility companies are below:

Contact Information for utilities is as follows:

AT&T

Carlos Lozano, Manager
 561.310.5185
CL448E@att.com

City of Fort Lauderdale, Department of Public Works

Roberto Betancourt, Program Manager
 954.828.6982
rbetancourt@fortlauderdale.gov

Comcast

Ricardo Davidson, Construction Supervisor
RicardoA.Davidson@cable.comcast.com

Comcast

Richard Sees, Construction Specialist
 954.774.9781
Richard.Sees@comcast.com

Florida Power & Light (FP&L)

Daniel Torres, Associate Engineer
 954.717.2063
Daniel.Torres@fpl.com

TECO-Peoples Gas

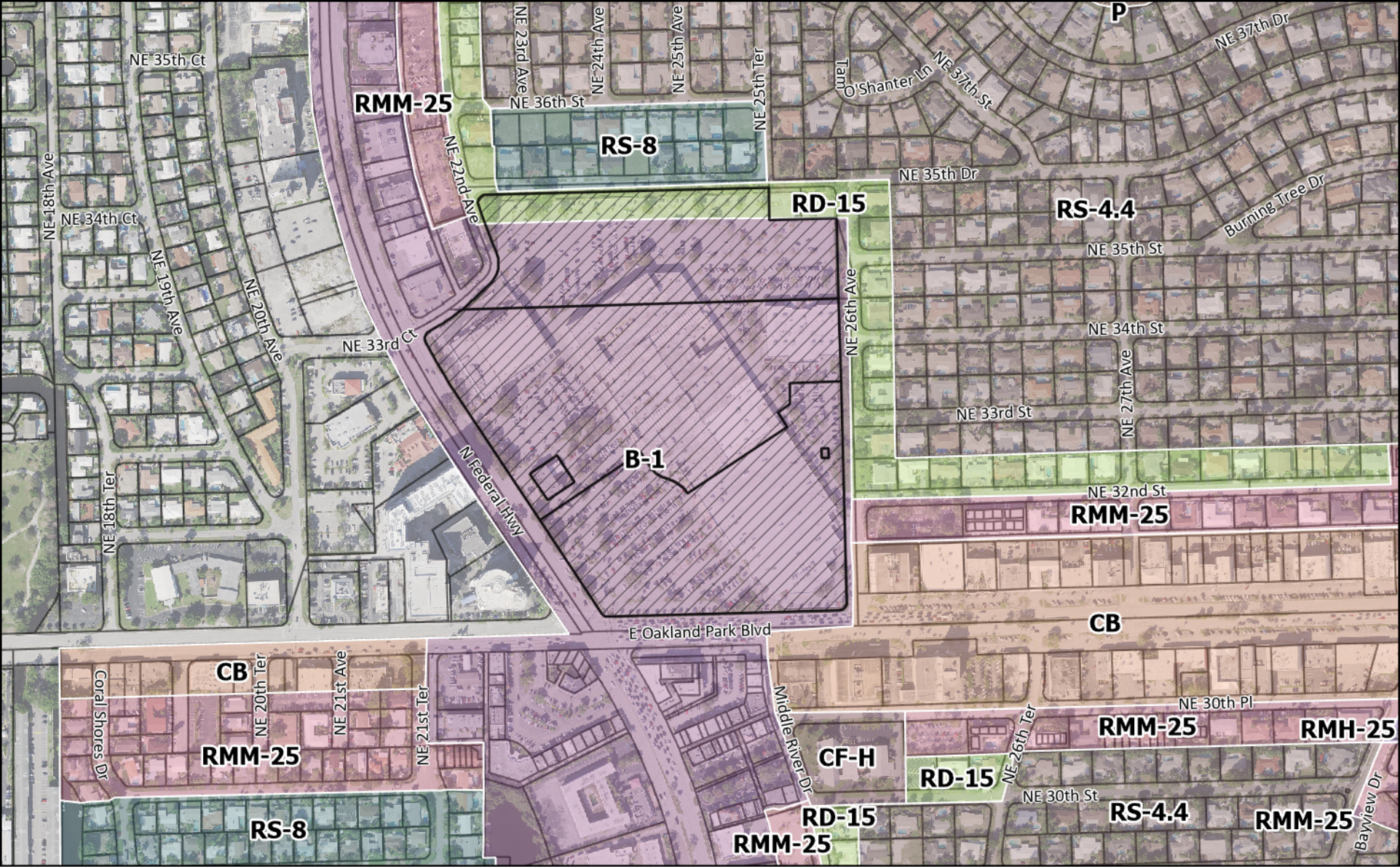
Joan Domning, Specialist Distribution Engineering
 813.275.3783
JDomning@tecoenergy.com

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



General Comments:

- 8) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Nicholas Kalargyros (954-828-5193 or NKalargyros@fortlauderdale.gov) to review project revisions and/or to obtain a signature routing stamp.
- 9) Provide a written response to all Development Review Committee comments.
- 10) Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-EV24002 - 3200 N FEDERAL HWY.

