

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-EV24003



**CITY OF FORT LAUDERDALE**





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## CASE INFORMATION

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| <b>CASE:</b>                     | UDP-EV24003   |
| <b>MEETING DATE:</b>             | August 27, 2024   |
| <b>REQUEST:</b>                  | Vacation of Easement: 15-Foot Wide by 285-Foot Long Utility Easement, North of Sunrise Boulevard Between NE 9th Avenue and NE 10th Avenue |
| <b>APPLICANT:</b>                | 901 East Sunrise, LLC.  |
| <b>AGENT:</b>                    | Greg Brewton, GBA   |
| <b>PROJECT NAME:</b>             | Deparc Utility Easement Vacation  |
| <b>PROPERTY ADDRESS:</b>         | 901 E. Sunrise Boulevard  |
| <b>ZONING DISTRICT:</b>          | Boulevard Business (B-1) and Community Business (CB)  |
| <b>LAND USE:</b>                 | Commercial and Medium High  |
| <b>COMMISSION DISTRICT:</b>      | 2 - Steven Glassman   |
| <b>NEIGHBORHOOD ASSOCIATION:</b> | Lake Ridge Civic Association  |
| <b>CASE PLANNER:</b>             | Tyler LaForme   |

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## 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 contact City's Public Works Department, Roberto Betancourt at [Rbetancourt@fortlauderdale.gov](mailto:Rbetancourt@fortlauderdale.gov) (954-828-6982) or Igor Vassiliev at [IVassiliev@fortlauderdale.gov](mailto:IVassiliev@fortlauderdale.gov) (954-828-5862), for stormwater infrastructure, and water and sewer utilities, 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.
2. Provide letters from all franchise utility providers, 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.
3. 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.
4. 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.
5. Additional comments may be forthcoming at the meeting.



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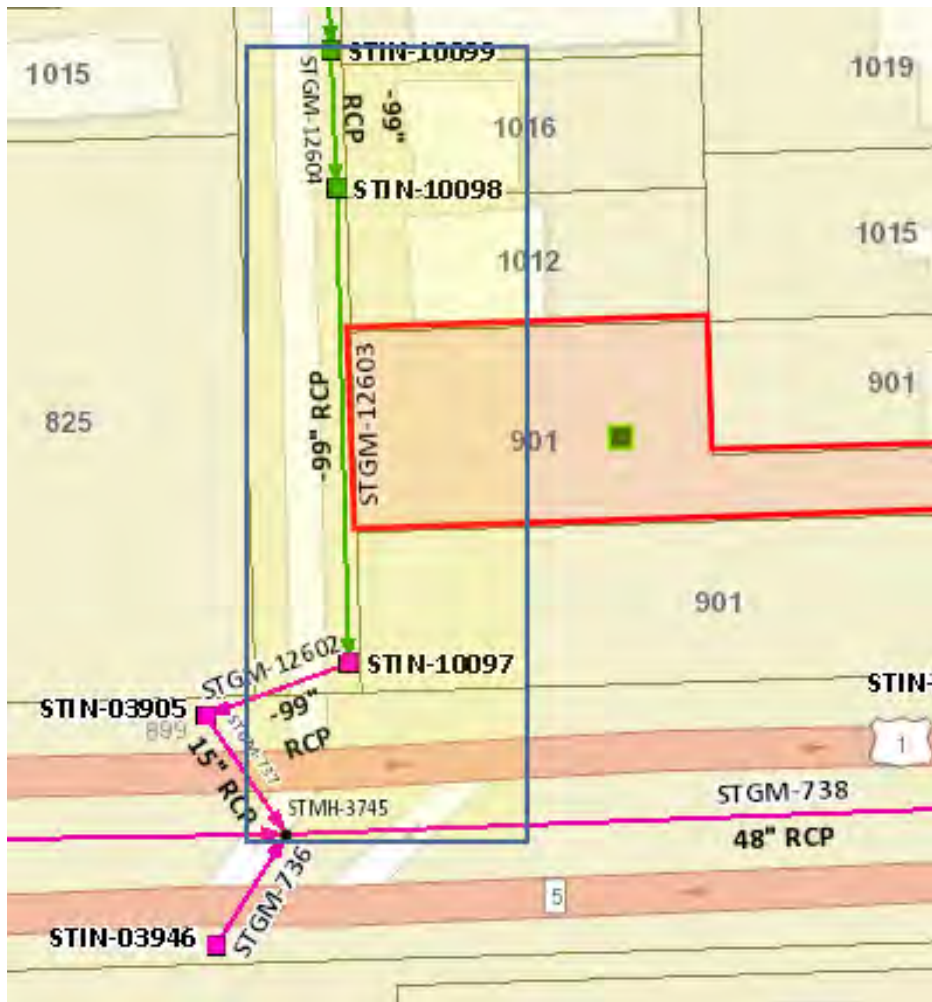
**CASE COMMENTS:**

Please provide a response to the following:

1- The Stormwater Operations Section does not have an objection to an easement of vacation at the location of 901 East Sunrise Blvd if it does not interrupt our section's ability to inspect, maintain and/ or schedule repairs on demand at the identified City owned Stormwater Assets represented in the Utility map below.

a. Assets

- i. Gravity Main (1) STGM-12603, 250 linear feet of pipe
- ii. Inlets (3)- STIN-10097,10098,10099





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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, January 27, 2025, 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 or a waiver to the timeline is submitting to the City.
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal...
3. The site is designated Commercial and Medium-High on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. The proposed request requires review and approval by the City Commission. Separate fees are required for City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.
5. 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 Engineering staff.
6. Letters must be provided from AT&T, Comcast Cable, Florida Power & Light, TECO Gas and the City of Fort Lauderdale Public Works Department indicating no objections to the vacation. (AT&T and TECO already provided). 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. Contact Information for utility companies are below:

AT&T
Carlos Lozano, Manager
561.310.5185
CL448E@att.com

City of Fort Lauderdale, Department of Public Works
Roberto Betancourt, Project Manager II
954.828.6982
rbetancourt@fortlauderdale.gov

Comcast
Ricardo Davidson, Construction Supervisor
RicardoA\_Davidson@cable.comcast.com

Comcast
Richard Sees, Comcast 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.

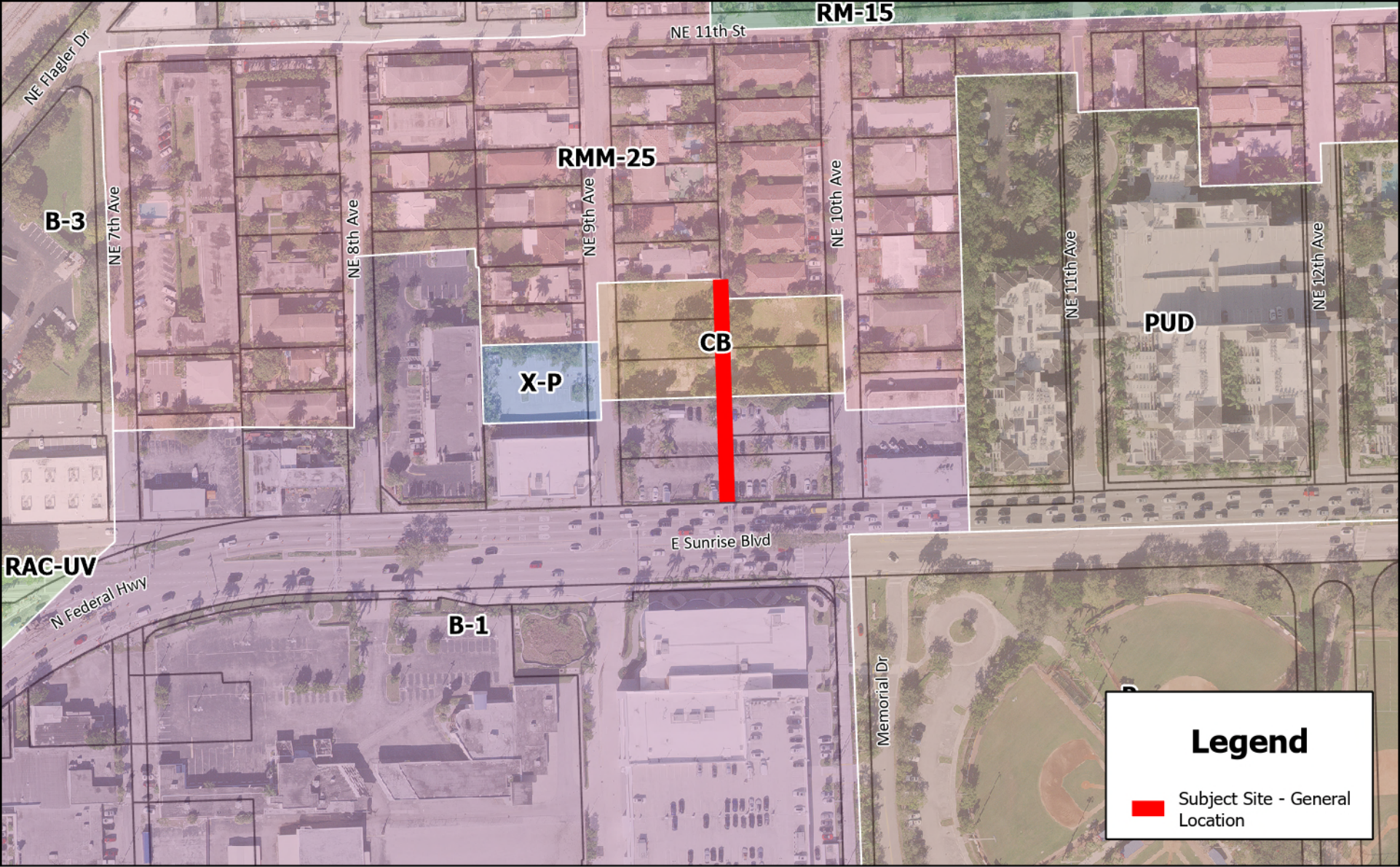


### GENERAL COMMENTS

Please consider the following prior to submittal for City Commission review:

1. An additional follow-up coordination meeting is required to review changes necessitated by the Development Review Committee comments. Please schedule an appointment with the project planner (954-828-5633) to review revisions and/or to obtain a signature routing stamp.
2. Additional comments may be forthcoming at the Development Review Committee meeting.





**Legend**

■ Subject Site - General Location

UDP-EV24003 - 901 E SUNRISE BLVD

