

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-EV24006



**CITY OF FORT LAUDERDALE**



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## CASE INFORMATION

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<b>CASE:</b>	UDP-EV24006
<b>MEETING DATE:</b>	October 22, 2024
<b>REQUEST:</b>	Easement Vacation Review: 5 Foot-Wide by 400 Foot-Long Utility Easement
<b>APPLICANT:</b>	Dajani Family Holding, LLC.
<b>AGENT:</b>	N/A
<b>PROJECT NAME:</b>	Dajani Plaza Easement Vacation
<b>PROPERTY ADDRESS:</b>	1512 NW 19th Street
<b>ZONING DISTRICT:</b>	General Business (B-2)
<b>LAND USE:</b>	Commercial
<b>COMMISSION DISTRICT:</b>	3 – Pamela Beasley-Pittman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Lauderdale Manors Homeowners Association
<b>CASE PLANNER:</b>	Yvonne Redding

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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. Since the 'Description of Work' provided in LauderBuild for the Subject DRC Case #UDP-EV24006 states 'Easement Vacation – 5 foot wide by 400 foot long utility easement', which appears to be missing on the property survey provided (i.e. 'DRC-Other Signed and Sealed Survey-Dajani Plaza' PDF), please clarify the location of the Utility Easement requested to be vacated.
  - a. Please be advised that the AT&T 'No Objection' letter provided (dated 9/10/2024) may need to be revised (for consistency with Applicant's Utility Easement vacation request) and re-issued.
  - b. Please be advised that the Teco 'No Objection' letter provided (dated 9/12/2024) will need to be revised (to clarify and state which Utility Easement is being vacated) and re-issued.
2. Discuss purpose and timing for this Utility Easement vacation request, considering that City staff approvals for conceptual Site Plan (i.e. Final DRC Case #PL-R18001 issued 5/7/2019) and building permit (i.e. Master Permit #PM-19071220 issued 3/5/2020) were previously issued for this proposed development project.
3. Demonstrate compliance with Adequacy Review requirements per ULDR Sections 47-25.2.C (Drainage facilities) and 47-25.2.L (Stormwater), that the easement area to be considered for vacation will not adversely affect adjacent streets and properties.
4. The provided survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar.
  - a. For all encumbrances found in the property, also provide a PDF copy of the recorded documents accordingly (i.e. easements, agreements, etc.).
5. 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 issuance of a letter demonstrating their interests in maintaining or no objection to the vacation of this Easement.
6. Provide letters from all franchise utility providers (i.e. AT&T, Comcast, FP&L, and Teco), 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.
  - a. AT&T letter provided (dated 9/10/2024) states "has no objection to the vacation of the 5' utility easement located on NW 19<sup>th</sup> St, in front of 1512 NW 19<sup>th</sup> St". Since the only 5' Utility Easement depicted on the property survey provided (i.e. 'DRC-Other Signed and Sealed Survey-Dajani Plaza' PDF) scales to be approximately 40' long (instead of 400' long as stated in the 'Description of Work' provided in LauderBuild), please have AT&T's 'No Objection' letter re-issued (if needed) to accurately reflect the Utility Easement that the Applicant is requesting to vacate.
  - b. Provide Comcast 'No Objection' letter (missing in original Admin Review submittal).
  - c. Provide FP&L 'No Objection' letter (missing in original Admin Review submittal).



- d. Teco letter provided (dated 9/12/2024) states "regarding the vacate of easement at the above referenced location", which is the 1512 NW 19<sup>th</sup> St address for this proposed development". Since there are multiple Utility Easements depicted on the property survey provided (i.e. 'DRC-Other Signed and Sealed Survey-Dajani Plaza' PDF), please have Teco's 'No Objection' letter re-issued to accurately reflect the Utility Easement that the Applicant is requesting to vacate.
7. Provide a stamped PDF copy of the surveyor's Sketch and Description, which is to be routed internally to the City Surveyor for 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.
8. Please be advised that a Water and Wastewater Capacity Availability Letter from the Public Works Department (i.e. Capacity Request submitted under Record #ENG-CR-24090008) is not required for this easement vacation request.
9. Please be advised that the vacating resolution shall not be in full force and effect until an Engineer's Certificate is executed by the City Engineer. 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.
10. Additional comments may be forthcoming at the meeting.

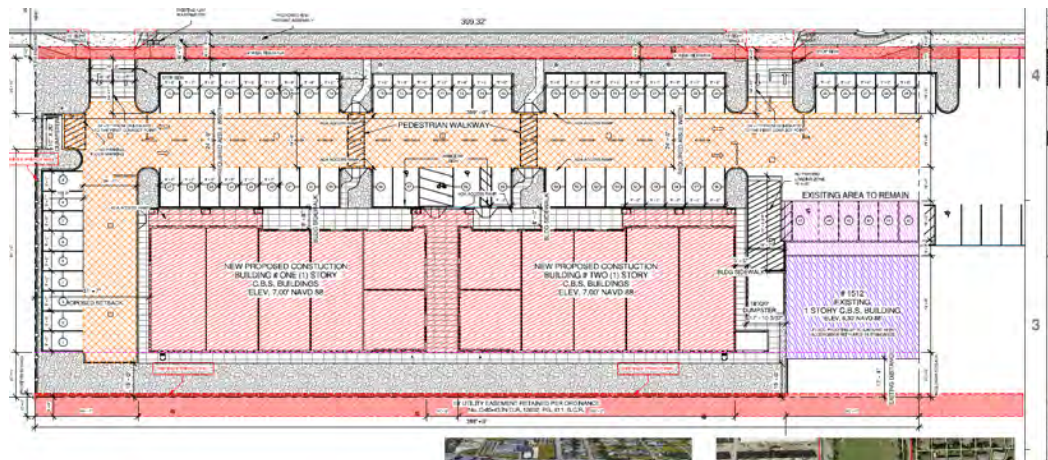
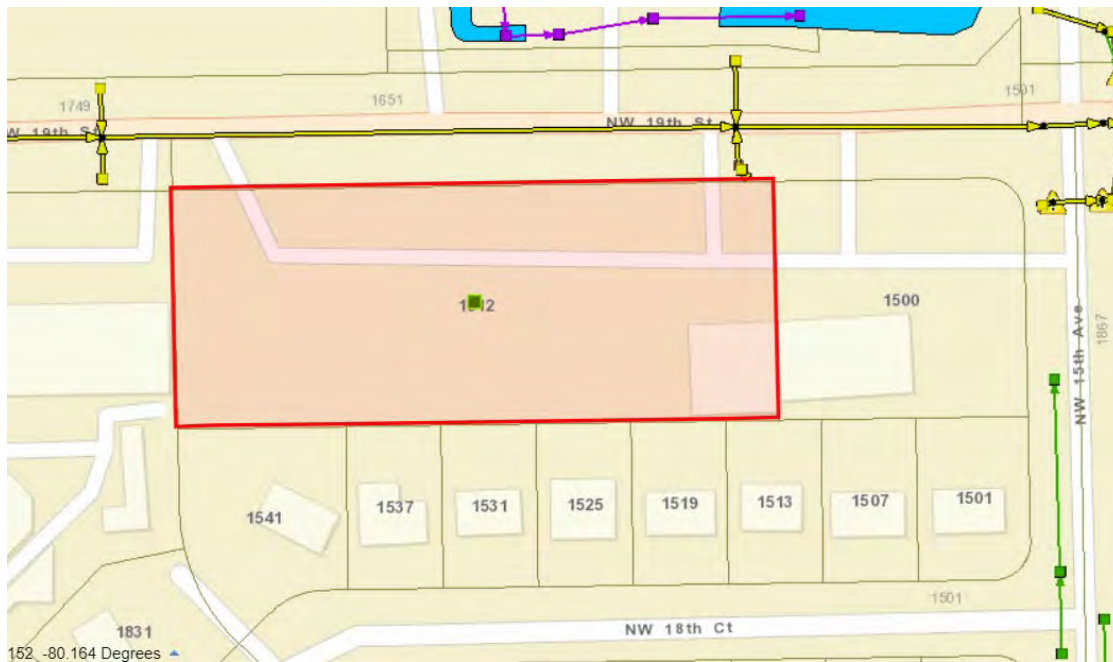


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**CASE COMMENTS:**

Please provide a response to the following:

- a. Stormwater Operations has no objection to the Utility Easement Vacation request for this location since the easement area as illustrated from the DRC plans does not conflict with the ownership or operation of the existing stormwater assets (NW 15<sup>th</sup> AVE) at this location. See maps and plans as attached for reference.





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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, March 23, 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 (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach.
3. The site is designated Commercial 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 the City Commission review.
5. Provide a written narrative regarding the easement vacation request.
6. 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.
7. Letters must be provided from the following utility companies: The City of Fort Lauderdale Public Works Department no objection letter was not provided.
8. Letters must be provided from Comcast Cable, Florida Power & Light, 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. Contact Information for utility companies are below:

**Comcast**

Ricardo Davidson, Construction Supervisor  
[RicardoA\\_Davidson@cable.comcast.com](mailto:RicardoA_Davidson@cable.comcast.com)

**Florida Power & Light (FP&L)**

Daniel Torres, Associate Engineer  
954.717.2063  
[Daniel.Torres@fpl.com](mailto:Daniel.Torres@fpl.com)

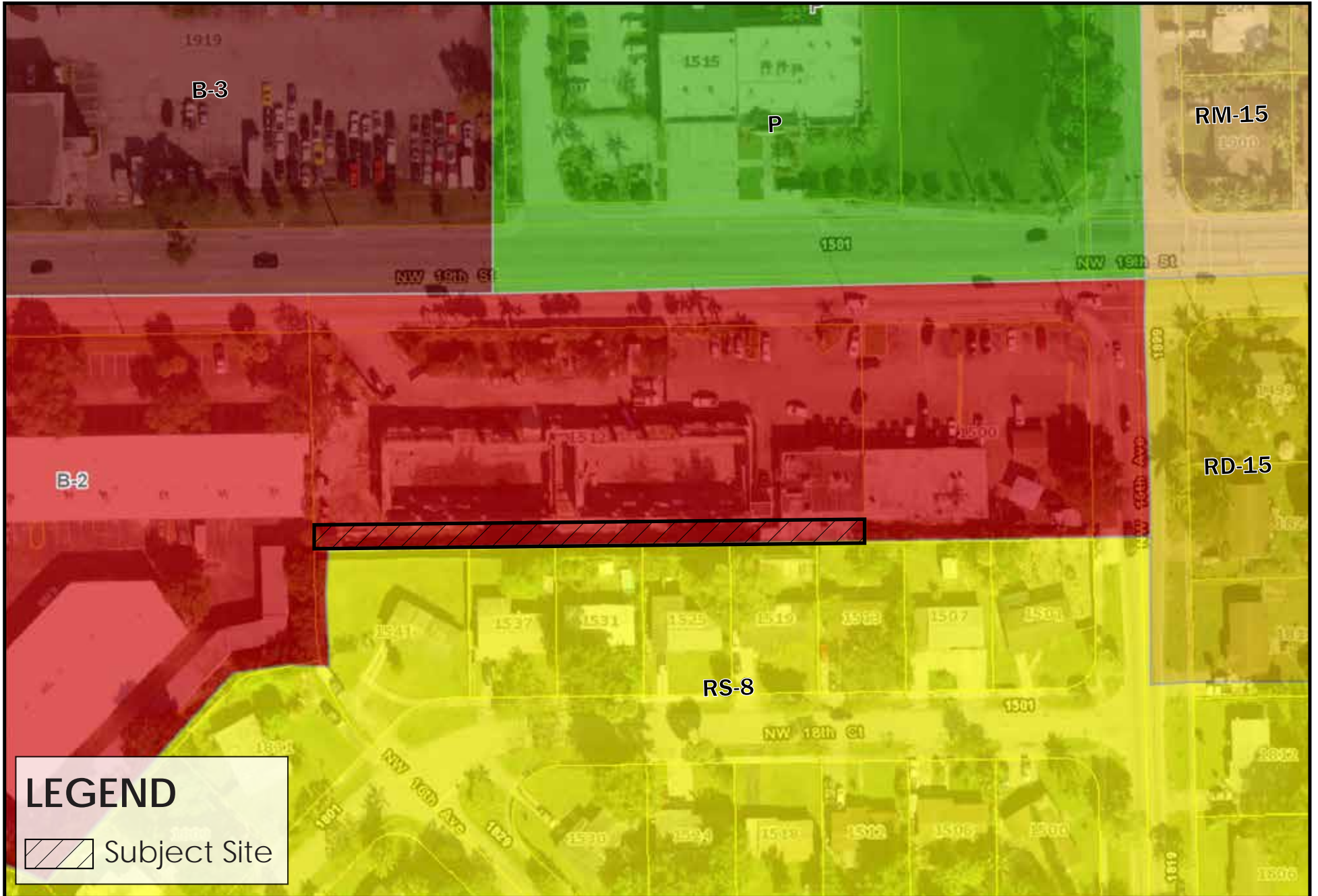
9. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

**GENERAL COMMENTS**



1. Provide a written response to all Development Review Committee comments within 180 days.
2. An additional follow-up coordination meeting is required to review changes necessitated by the Development Review Committee comments. Prior to routing your plans for Pre-Planning and Zoning Board sign-off, please schedule an appointment with the project planner (954-828-6495) to review revisions and/or to obtain a signature routing stamp.
3. Additional comments may be forthcoming at the Development Review Committee meeting.





**LEGEND**

 Subject Site

UDP-EV24006 - 1512 NW 19th Street

