

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-EV24008



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-EV24008
MEETING DATE:	November 26, 2024
REQUEST:	Vacation of Easement Review: 10-Foot-Wide by 371-Foot-Long Sewer Easement
APPLICANT:	1055 N Federal, LLC.
AGENT:	Andrew Schein, Esq., Lochrie & Chakas, P.A.
PROJECT NAME:	The Cove Easement Vacation
PROPERTY ADDRESS:	1055 N. Federal Highway
ZONING DISTRICT:	Boulevard Business (B-1)
LAND USE:	Commercial
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Lake Ridge Civic Association
CASE PLANNER:	Michael Ferrera

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. Provide a signed and sealed survey, 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. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc).
2. Provide letter from Public Works, demonstrating their interests in maintaining or no objection to the vacation of this Easement.

Sketch and legal description will be provided 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. Coordination to be made by Engineering staff.

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.

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.

Additional comments may be forthcoming at the meeting.

Case Number: UDP-EV24008 – The Cove Utility Easement

CASE COMMENTS:

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before April 30, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.
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 proposed vacation of easement requires review and approval by the City Commission. A separate application and fee are required for City Commission review.
4. Signoff from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
5. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
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 item being scheduled for Planning and Zoning Board. 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:

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

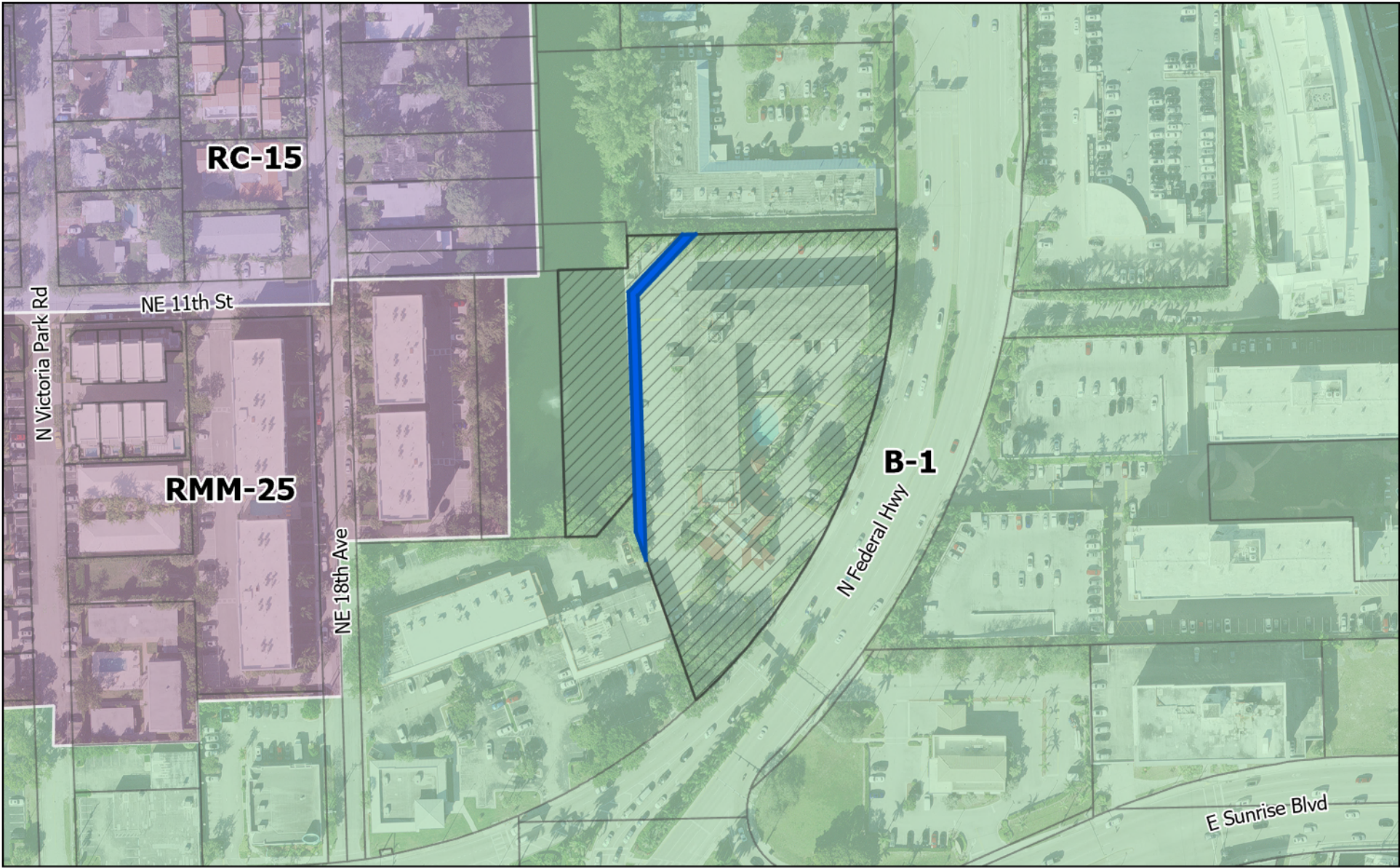
Joan Domning, Specialist Distribution Engineering
813.275.3783
JDomning@tecoenergy.com



7. There is a concurrent application, Site Plan Level I review for Live Local Project, (Case No. A24049) under review for a mixed-use project. It appears that portions of the building are located above the proposed easement. Provide clarification.



GENERAL COMMENTS

1. Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-EV24008 - 1055 N FEDERAL HWY.

Legend

-  Subject Parcel
-  Easement Vacation - General location

200 Feet

