

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-EV25001



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-EV25001
PROJECT NAME	80 Isla Bahia Drive Drainage Easement Vacation
APPLICATION TYPE	Easement Vacation
APPROVAL LEVEL	DRC and City Commission Approval
REQUEST	Vacate a 10 Foot-wide by 125 Foot-long Drainage Easement
APPLICANT	Charles West
AGENT	Robert Mayer, Bomar Builders, Inc.
PROPERTY ADDRESS	80 Isla Bahia Drive
ABBREVIATED LEGAL DESCRIPTION	Isla Bahia 47-27 B Lots 10,11,12
ZONING DISTRICT	Residential Single Density (RS-4.4)
LAND USE	Low Residential
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Harbor Beach Homeowners Association
SUBMITTED	February 7, 2025
COMPLETENESS ISSUED	February 12, 2025
EXPIRATION	August 11, 2025 (180 Days)
WAIVER	Not Requested
CASE PLANNER	Tyler LaForme, AICP Urban Planner III

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. The 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. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to submitting the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found on the property, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc).
2. 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.
3. Please be advised that the vacation resolution 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.
4. A new Drainage Easements is to be dedicated to the City resulting from the Vacation of Easement approval process, relocated facilities shall require inspection and approval by City's Public Works Department prior to issuance of City Engineer's certificate.

Additional comments may be forthcoming at the meeting.



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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, August 11, 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 submitted 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 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.
4. 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.
5. 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.



UDP-EV25001

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

200 Feet

