

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-EV25002



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-EV25002
PROJECT NAME	Utility Easement Vacation
APPLICATION TYPE	Utility Easement Vacation
APPROVAL LEVEL	City Commission
REQUEST	Vacation of a 5-foot-wide by 131-foot-long Utility Easement, Generally Located Between Andrews Avenue and SW 1 st Avenue, north of SW 17 th Street
APPLICANT	North Broward Hospital District
AGENT	Stephanie J. Toothaker, Esq.
PROPERTY ADDRESS	1601 S Andrews Avenue
ABBREVIATED LEGAL DESCRIPTION	Croissant Park Resub Blk 38 52-8 B Lots 1 To 8,25 To 30 Tog with Croissant Park 4-28 B Lots 11 Thru 18 Blk 35 Tog with Por Vac R/W Described In Or 34245/470, Less E 3' Thereof for Rd R/W
ZONING DISTRICT	South Regional Activity Center-South Andrews east District (SRAC-SAe)
LAND USE	South Regional Activity Center
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Poinciana Park Civic Association
SUBMITTED	March 21, 2025
COMPLETENESS ISSUED	May 2, 2025
EXPIRATION	October 29, 2025 (180 Days)
WAIVER	Not Requested
CASE PLANNER	Adam Schnell, 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. Please contact City's Public Works Department, Igor Vassiliev at 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 Public Works and FPL, demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letters should specifically state whether they have existing facilities within the Easement vacation area that will need to be relocated or abandoned.
Note: FPL letter from May 20, 2025, although it is part of their process, it is not a no objection letter.
3. A stamped copy of the surveyor's 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.

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 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.

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, which falls on October 19, 2025, 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.
2. The proposed vacation of easement requires review and approval by the City Commission. A separate fee is required for City Commission review.
3. 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.
4. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
5. Indicate the project’s compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-25.2, Adequacy Requirements
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. 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
 Igor Vassiliev, Project Manager II
 954.828.5862
 ivassiliev@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

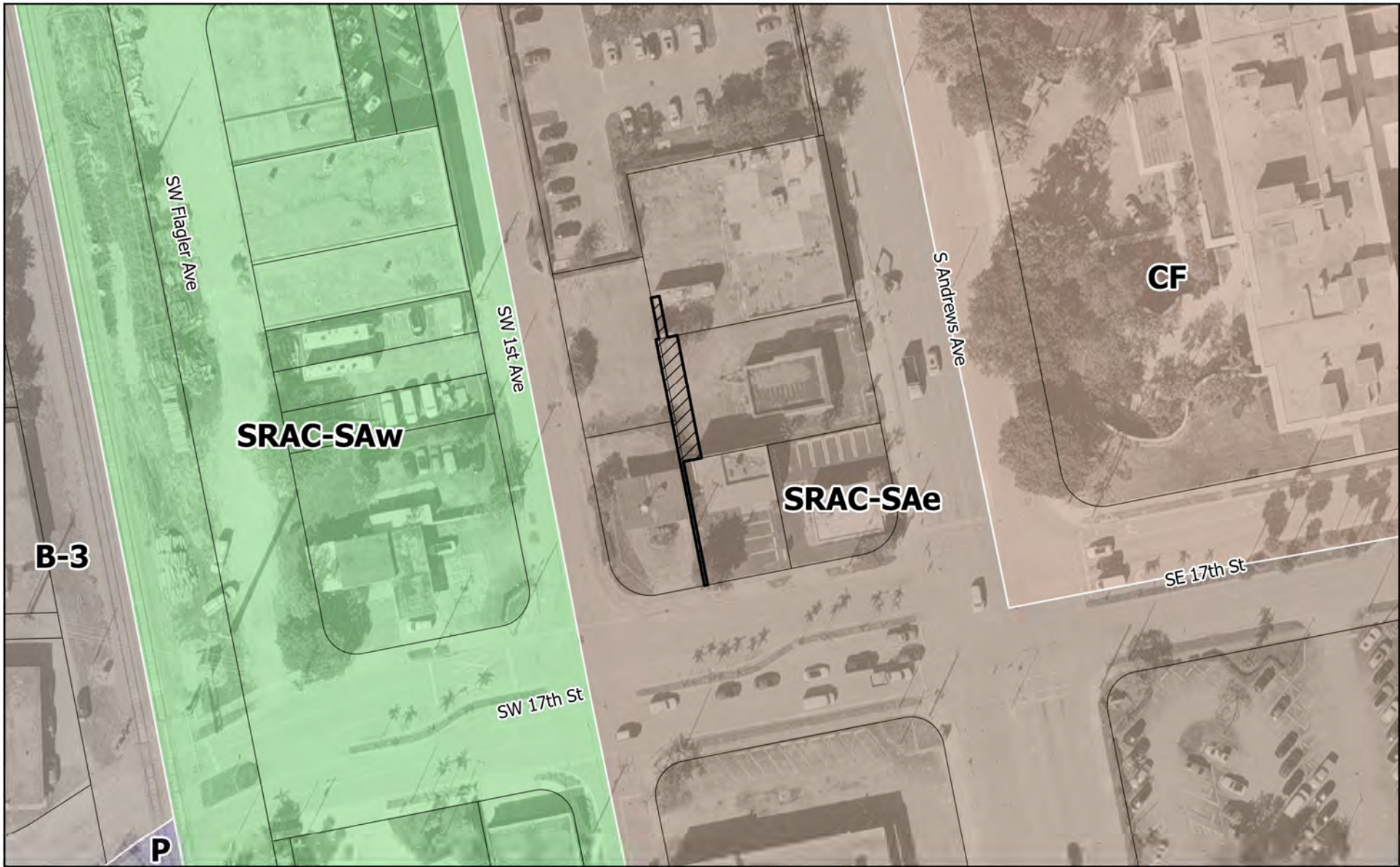
Florida Power & Light (FP&L)
 Daniel Torres, Associate Engineer
 954.717.2063
 Daniel.Torres@fpl.com

TECO-Peoples Gas
 Joan Domning, Specialist Distribution Engineering
 813.275.3783
 JDomning@tecoenergy.com

GENERAL COMMENTS



The following comments are for informational purposes.

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



UDP-EV25003

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site - General Location



NOT TO SCALE