

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-EV25003



**CITY OF FORT LAUDERDALE**



**CASE INFORMATION**

<b>CASE</b>	UDP-EV25003
<b>PROJECT NAME</b>	Utility Easement Vacation
<b>APPLICATION TYPE</b>	Utility Easement Vacation
<b>APPROVAL LEVEL</b>	City Commission Approval
<b>REQUEST</b>	Vacation of a 10-foot-wide by 75-foot-long Utility Easement, Generally Located Between Andrews Avenue and SW 1 <sup>st</sup> Avenue, north of SW 17 <sup>th</sup> Street
<b>APPLICANT</b>	North Broward Hospital District
<b>AGENT</b>	Stephanie J. Toothaker, Esq.
<b>PROPERTY ADDRESS</b>	1601 S Andrews Avenue
<b>ABBREVIATED LEGAL DESCRIPTION</b>	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
<b>ZONING DISTRICT</b>	South Regional Activity Center-South Andrews east District (SRAC-SAe)
<b>LAND USE</b>	South Regional Activity Center
<b>COMMISSION DISTRICT</b>	4 – Ben Sorensen
<b>NEIGHBORHOOD ASSOCIATION</b>	Poinciana Park Civic Association
<b>SUBMITTED</b>	March 21, 2025
<b>COMPLETENESS ISSUED</b>	May 2, 2025
<b>EXPIRATION</b>	October 29, 2025 (180 Days)
<b>WAIVER</b>	Not Requested
<b>CASE PLANNER</b>	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](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 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

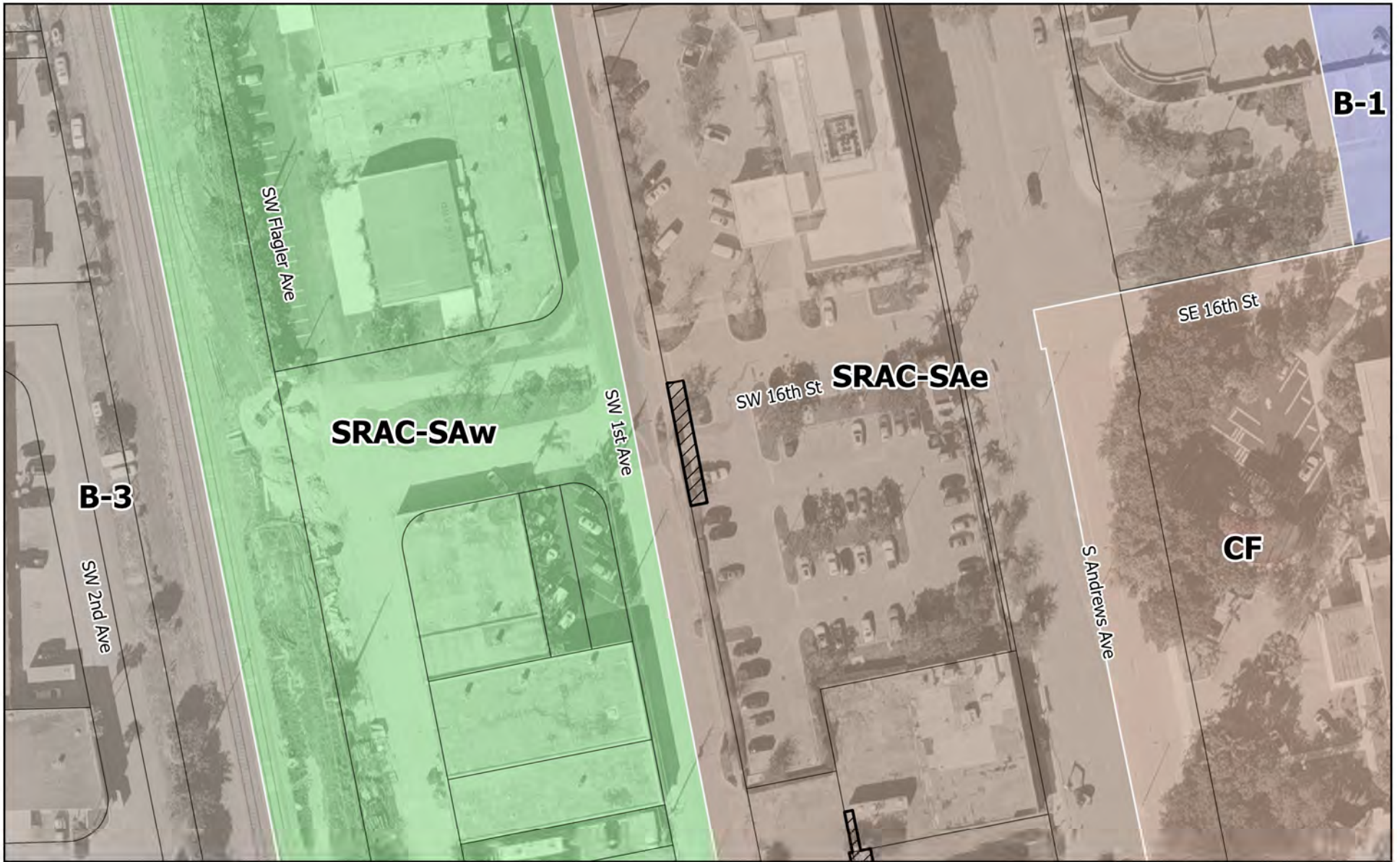
**Florida Power & Light (FP&L)**  
 Daniel Torres, Associate Engineer  
 954.717.2063  
 Daniel.Torres@fpl.com

**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.



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**Legend**

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



NOT TO SCALE