

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-EV25007



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-EV25007
PROJECT NAME	Bayview 1100 – Utility Easement Vacation
APPLICATION TYPE	Easement Vacation
APPROVAL LEVEL	DRC Review, City Commission
REQUEST	Vacate a 2.5-Foot-wide by 130-Foot-long Utility Easement
APPLICANT	Sunrise and Bayview Partners, LLC.
AGENT	Jeff Hodapp, Perimeter Surveying & Mapping, Inc.
PROPERTY ADDRESS	1100 Bayview Drive
ABBREVIATED LEGAL DESCRIPTION	Coral Ridge, South Addition, PB 24, PG 41, Lot 2, Block 1, BCR
ZONING DISTRICT	Residential Multifamily Mid Rise/ Medium High Density (RMM-25) District
LAND USE	High Residential
COMMISSION DISTRICT	1 – John Herbst
NEIGHBORHOOD ASSOCIATION	Coral Ridge Association Inc.
SUBMITTED	October 7, 2025
COMPLETENESS ISSUED	October 8, 2025
STATE STATUTE 166.033 EXPIRATION	April 15, 2026 (180 Days)
CASE PLANNER	Yvonne Redding, 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.



Case Number: UDP-EV25007

CASE COMMENTS:

Please provide a written response to each of the following comments:

1. Please contact City's Public Works Department, dsdeng-publicworks@fortlauderdale.gov, 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 all franchise utility providers, 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. Provide letter of no objection from AT&T.
3. 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.
4. Additional comments may be forthcoming at the meeting.



Case Number: UDP-EV25007

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, April 15, 2026, 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 High Residential 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. Provide information on how the utilities will be provided to the parcels to the east and west (across the ROW).
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:
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.



UDP-EV25007

Legend

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site (Not To Scale)

200 Feet

GRAPHIC SCALE

