



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** November 28, 2023

**PROPERTY OWNER /  
APPLICANT:** USD Tarpon River, LLC.

**AGENT:** Andrew Schein, Lochrie & Chakas, P.A.

**PROJECT NAME:** Tarpon River Storage

**CASE NUMBER:** UDP-EV23009

**REQUEST:** Easement Vacation Review: 25-Foot by 122-Foot Utility  
Easement

**LOCATION:** South of SW 13th Street, north of SW 14th Street, west  
of the Florida East Coast Railway and east of SW 3rd  
Avenue

**ZONING:** Heavy Commercial/Light Industrial Business District  
(B-3)

**LAND USE:** South Regional Activity Center

**CASE PLANNER:** Lorraine Tappen



Case Number: UDP-EV23009

**CASE COMMENTS:**

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

1. Provide letters from all franchise utility providers, including Public Works as appropriate (i.e. if easement being vacated is public), 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. The 25-foot by 122-foot utility easement proposed to be vacated does not contain any active water, sewer or drainage utilities.
2. 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.
3. Additional comments may be forthcoming at the meeting.



Case Number: UDP\_EV23009

**CASE COMMENTS:**

Please provide a response to the following:

1. Stormwater Operations does not support an easement vacation at this location unless it supports the retainage of a 20-foot easement at this location to ensure the ongoing and future stormwater asset maintenance and/ or repair at this location. Site-specific stormwater assets are depicted at this location in the list and map provided below.
  - a. Inlets- Four (4)
  - b. Stormpipe- 380 LF of 10" RCP
  - c. Manhole- One (1)



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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, April 29, 2024, 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 South Regional Activity Center 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 both PZB review and City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.
5. 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.
6. Letters must be provided from the following utility companies: The City of Fort Lauderdale Public Works Department no objection letter was not provided.
7. 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](mailto:CL448E@att.com)

**City of Fort Lauderdale, Department of Public Works**

Roberto Betancourt, Project Manager II  
954.828.6982  
[rbetancourt@fortlauderdale.gov](mailto:rbetancourt@fortlauderdale.gov)

**Comcast**

Ricardo Davidson, Construction Supervisor  
[RicardoA\\_Davidson@cable.comcast.com](mailto:RicardoA_Davidson@cable.comcast.com)

**Comcast**

Richard Sees, Comcast Construction Specialist  
954.774.9781  
[Richard\\_Sees@comcast.com](mailto:Richard_Sees@comcast.com)

**Florida Power & Light (FP&L)**

Daniel Torres, Associate Engineer  
954.717.2063  
[Daniel.Torres@fpl.com](mailto:Daniel.Torres@fpl.com)

**TECO-Peoples Gas**

Joan Domning, Specialist Distribution Engineering  
813.275.3783  
[JDomning@tecoenergy.com](mailto:JDomning@tecoenergy.com)



8. 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 Planning and Zoning Board review:

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-EV23009 - South of SW 13th Street, north of SW 14th Street, west of the Florida East Coast RW

