

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-EV23010



**CITY OF FORT LAUDERDALE**



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## CASE INFORMATION

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<b>CASE:</b>	UDP-EV23010
<b>MEETING DATE:</b>	March 12, 2024
<b>REQUEST:</b>	Easement Vacation - A portion of a 15-foot by 250-foot utility easement
<b>APPLICANT:</b>	650 North Andrews, LLC.
<b>AGENT:</b>	Stephanie Toothaker, Esq.
<b>PROJECT NAME:</b>	650 N. Andrews
<b>PROPERTY ADDRESS:</b>	650 N. Andrews Avenue
<b>ZONING DISTRICT:</b>	Regional Activity Center-Urban Village (RAC-UV)
<b>LAND USE:</b>	Downtown Regional Activity Center
<b>COMMISSION DISTRICT:</b>	2 – Steven Glassman
<b>NEIGHBORHOOD ASSOCIATION:</b>	Flagler Village Civic Association
<b>CASE PLANNER:</b>	Adam Schnell

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## RESUBMITTAL INFORMATION

- Applicants 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-EV23010 – 650 N Andrews Avenue

**CASE COMMENTS:**

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

1. Please contact City's Public Works Department, Roberto Betancourt at [Rbetancourt@fortlauderdale.gov](mailto:Rbetancourt@fortlauderdale.gov) (954-828-6982), 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.
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.
3. 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.

Additional comments may be forthcoming at the meeting.

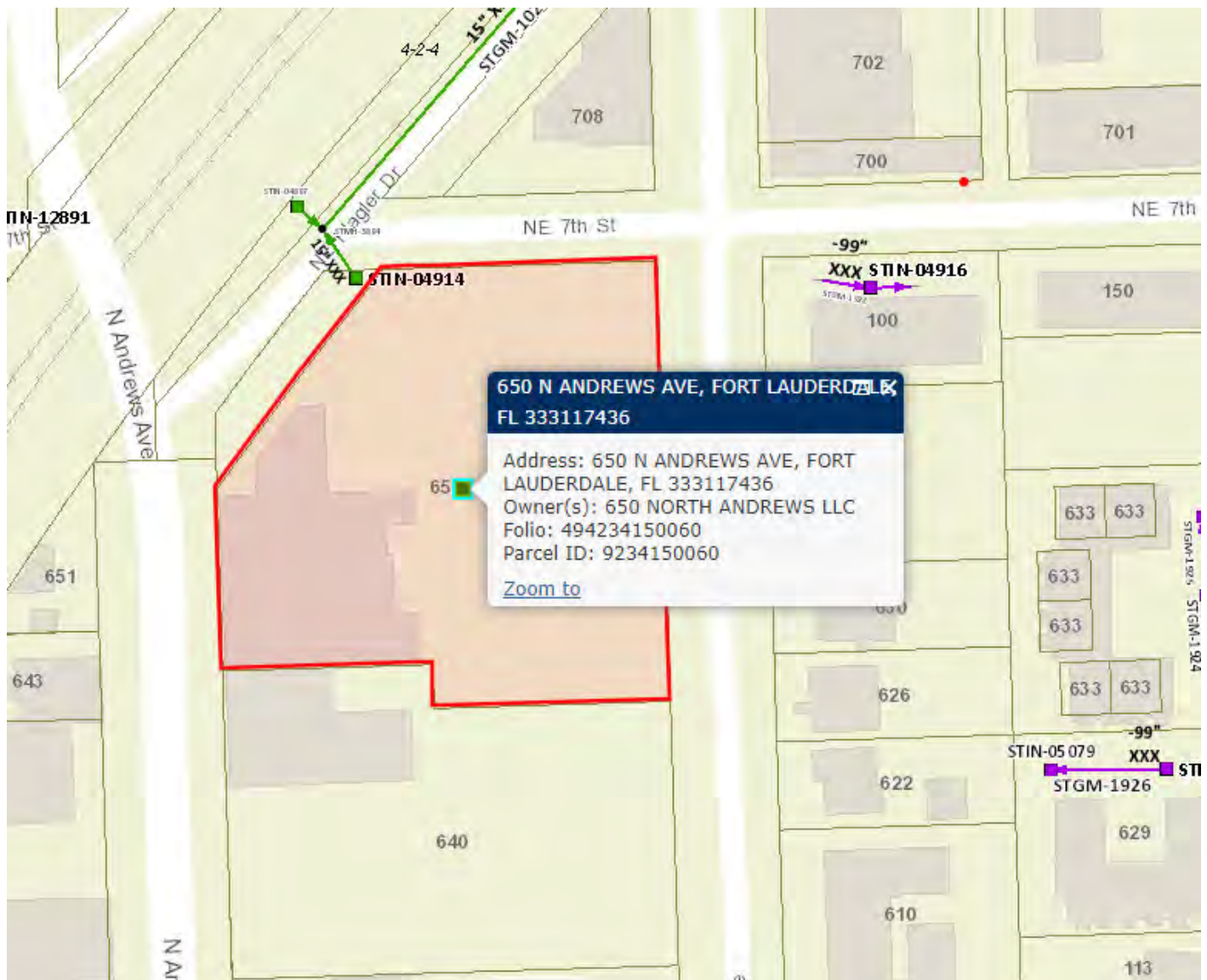


Case Number: Revocable License Sidewalk and Road Closure \_ UDP-EV23010

**CASE COMMENTS:**

Please provide a response to the following: 650 N Andrews Ave

- 1- The City of Fort Lauderdale does not have a any objection to either a Sidewalk or road closure at this location under the following conditions.
  - a. The storm drains in proximity to the closure are protected from Erosion and sedimentation that could leave the site to be transported into the existing drainage system.
  - b. The road or sidewalk closure is flexible enough that should the operational need arise to access the City of Fort Lauderdale Stormwater Assets for the purposes of inspection, maintenance and/ or repair.



**Case Number: UDP- EV23010**

**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 (July 19, 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. 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 applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300)' of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City's website).
- 3) The proposed project requires review approval by the City Commission. A separate application and fee are required for City Commission review.
- 4) Update the title of the Sketch and Legal to show a Utility Easement Vacation is being requested. The current title reads as a right-of-way alleyway vacation request with the retainment of a utility easement.
- 5) 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.
- 6) Letters must be provided from the following utility companies: AT&T, Comcast Cable, Florida Power & Light, TECO Gas as well as 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 being scheduled for Planning and Zoning Board. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to Planning and Zoning Board submittal. Contact Information for utility companies are below:

Contact Information for utilities is as follows:

**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, Program Manager  
 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, 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)

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




**General Comments:**

- 8) An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner Adam Schnell (954-828-4798) to review project revisions and/or to obtain a signature routing stamp.
- 9) Provide a written response to all Development Review Committee comments.
- 10) Additional comments may be forthcoming at the Development Review Committee meeting.



**LEGEND**

 Subject Site

UDP-EV23010 - 650 N. Andrews - 650 N. Andrews Avenue

