

November 20, 2024

Mr. Chris Cooper, Director  
Department of Sustainable Development  
City of Fort Lauderdale  
700 NW 19th Avenue  
Fort Lauderdale, FL 33311

**RE: DeParc- 901 E. Sunrise Blvd, Fort Lauderdale, FL 33304**  
**Case #: UDP-EV24003**  
**KEITH Project No. 13435.00**

Dear City of Fort Lauderdale:

Based on DRC Review comments dated August 27th, 2024, KEITH and the project team offer the following responses to your comments/questions:

**Engineering Comments:**

1. Please contact City's Public Works Department, Roberto Betancourt at [Rbetancourt@fortlauderdale.gov](mailto:Rbetancourt@fortlauderdale.gov) (954-828-6982) or 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.  
**Response: We have contacted the Public Works Department and there are no public utilities present within the limits of the easement vacation. Please see no objection email uploaded to LauderBuild.**
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.  
**Response: No objection letters have been sent utility providers. Please see uploaded letter for AT&T, Comcast, Public Works, TECO, and FPL.**
3. Submit a stamped copy of the surveyor's sketch and legal description 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.  
**Response: Please see uploaded E-Signed Sketch and Description to LauderBuild.**
4. 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.  
**Response: This will occur during building permitting when construction documents are produced and**

**coordinated with FPL. The engineer's certificate will be recorded prior to CO.**

**Stormwater Operations Comments:**

1. The Stormwater Operations Section does not have an objection to an easement of vacation at the location of 901 East Sunrise Blvd if it does not interrupt our section's ability to inspect, maintain and/ or schedule repairs on demand at the identified City owned Stormwater Assets represented in the Utility map below.

**Response: Comment Acknowledged.**

**Urban Design and Planning Comments:**

1. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, January 27, 2025, 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.

**Response: Comment Acknowledged.**

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.

**Response: Comment Acknowledged. This application is being closely coordinated with the concurrent Site Plan Application (UDP-S23029), which has involved extensive coordination with the adjacent neighborhoods.**

3. The site is designated Commercial and Medium-High 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.

**Response: Comment Acknowledged.**

4. The proposed request requires review and approval by the City Commission. Separate fees are required for City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.

**Response: Comment Acknowledged.**

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.

**Response: Comment Acknowledged.**

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. (AT&T and TECO already provided). 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.

**Response: No objection letters have been sent to utility providers. Please see uploaded letter for AT&T, Comcast, Public Works, TECO, and FPL.**

