

City Commission Application

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	UDP-EV21007
Date of complete submittal	MARCH 23, 2022

NOTE: To be filled out by Applicant

Property Owner's Name	1627 E Lake Drive, LLC.
Applicant / Agent's Name	Andrew J Schein Esq. / Lochrie & Chakas
Project Name	1627 E Lake
Project Address	1627 E Lake Drive
Land Use Designation	Low Density Residential
Zoning Designation	RS-4.4 (Residential Single Family/Low Density District)
Specific Request	Vacation of a 10-Foot Wide by 140-Foot Long Utility Easement

The following number of Plans:

- One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - Location Map
 - Development Review Committee Comment Report
 - Application
 - Project Narratives
 - Recorded Plat
 - Sketch and Legal Description
 - Utility Letters of No Objection

October 22, 2021

Address: 1627 East Lake Drive
Request: Easement Vacation
Prepared By: Andrew J. Schein, Esq.

I. General Description of Request.

1627 E Lake Drive LLC (“Owner”) is the owner of the property located at 1627 East Lake Drive in the City of Fort Lauderdale (“Property”). The Property is bisected by a 10’ platted utility easement, as shown on the Harbor Beach Unit 2 Plat, recorded in Plat Book 21, Page 18 of the Public Records of Broward County, Florida (“Plat”). A copy of the Plat is included in this submission. The Owner is proposing to vacate this platted utility easement, as the easement is no longer needed for public purposes and there are no known utilities within the easement area.

II. ULDR 47-24.7.A.4 – Criteria for vacation of easement.

a. The easement is no longer needed for public purposes.

RESPONSE: The easement is no longer needed for public purposes. There are no known utilities within the easement area and no known plans for future utilities within the easement area. Owner has requested letters of no objection from TECO, FPL, AT&T, Comcast, and the City’s Public Works Department and will provide the letters to the City upon receipt.

b. All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same.

RESPONSE: Owner has requested letters of no objection from TECO, FPL, AT&T, Comcast, and the City’s Public Works Department and will provide the letters to the City upon receipt.

