

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-EV24001

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FLORIDA 33311

URBAN DESIGN AND PLANNING DIVISION
954-828-6520
www.fortlauderdale.gov



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE:	UDP-EV24001
MEETING DATE:	January 25, 2024
REQUEST:	Vacation of Easement Review: 8-foot Wide by 175-foot Long Drainage Easement
APPLICANT:	Broward Automotive, Inc.
AGENT:	Jim McLaughlin, CPA Survey Company
PROJECT NAME:	1001
PROPERTY ADDRESS:	1400 Progresso Drive
ZONING DISTRICT:	Heavy Commercial/Light Industrial Business District (B-3)
LAND USE:	Commercial
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Middle River Terrace
CASE PLANNER:	Michael Ferrera

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-EV24001

CASE COMMENTS:

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

1. Demonstrate compliance with Adequacy Review requirements per ULDR Sections 47-25.2.C (Drainage facilities) and 47-25.2.L (Stormwater), that the easement area to be considered for vacation will not adversely affect adjacent streets and properties.
2. Please contact City's Public Works Department, Roberto Betancourt at Rbetancourt@fortlauderdale.gov (954-828-6982) or Igor Vassiliev at IVassiliev@fortlauderdale.gov (954-828-5862), for issuance of a letter demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letter should specifically state whether or not the utility provider has existing facilities within the Easement vacation area that will need to be relocated or abandoned.
3. Please clarify the purpose of the FPL No Objection Letter provided (i.e. dated January 18, 2024) which is regarding an 'Easement Agreement' for 'Residence of 1400 Progresso Dr., Fort Lauderdale, FL 33304'.
 - a. This letter does not appear to be relevant to this proposed 8' Drainage Easement Vacation, especially one of the stipulations that states 'FPL reserves the right to engineer / design to its construction standards within the Utility Easement'.
 - b. Please note that City of Fort Lauderdale Drainage Easements (such as this one being vacated) typically do not allow for the encroachment of any other type of franchise utility infrastructure.
4. The provided stamped PDF copy of the surveyor's Sketch and Description is to be routed internally to the City 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.
5. 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.
6. Additional comments may be forthcoming at the meeting.



Case Number: UDP-EV24001 – 1001 Easement Vacation (4 Rivers Self Storage)

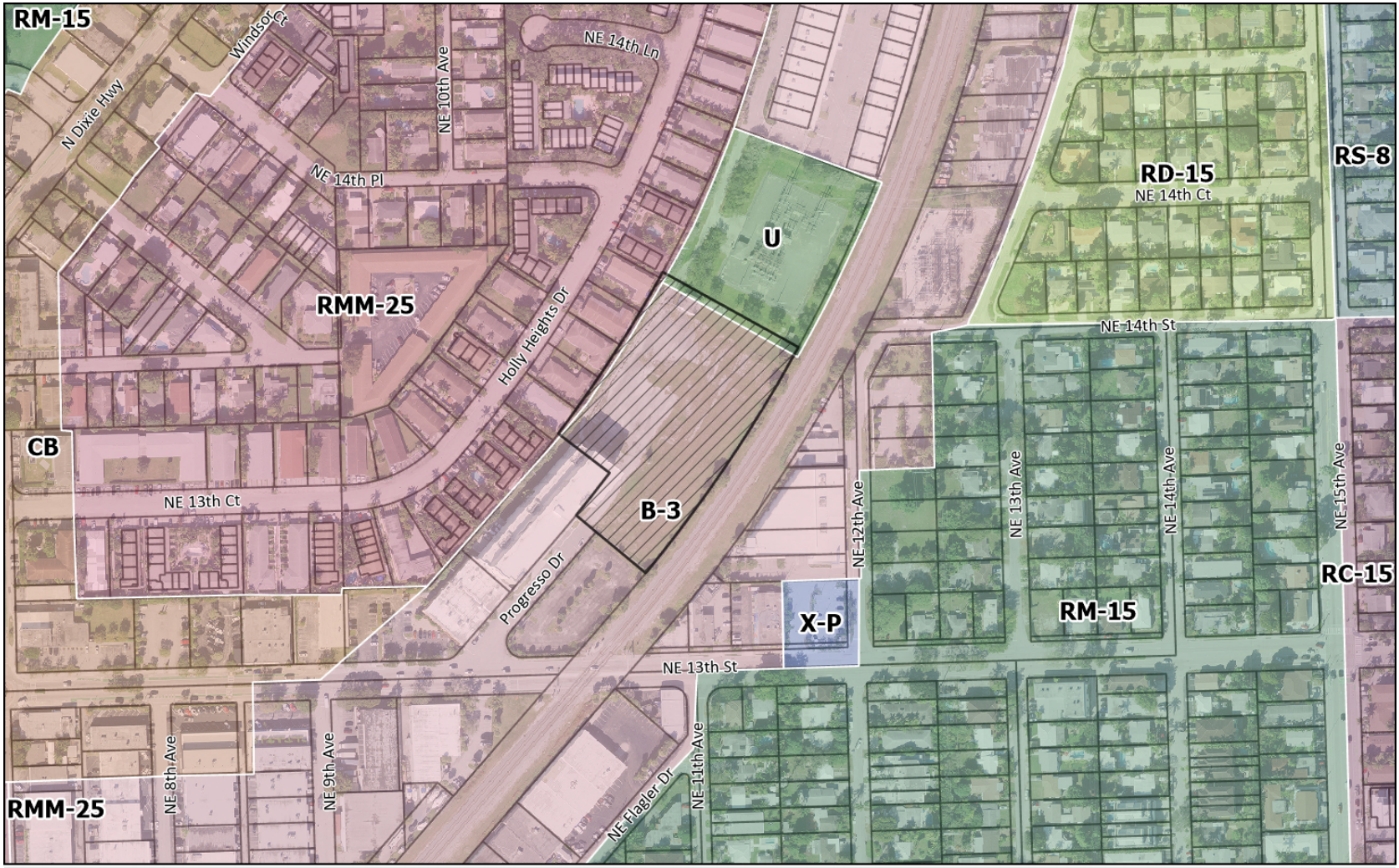
CASE COMMENTS:

Please provide a response to the following:

1. 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).
2. Pursuant to State Statute 166.033, the applicant has provided a waiver, waiving the statutory timeframes.
3. The proposed project requires review approval by the City Commission. A separate application and fee are required for City Commission review.
4. Signoff from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
5. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
6. Provide clarification on whether any structure is being proposed on the easement or private right-of-way.
7. Provide clarification on the intentions for the existing 50' Private Right-of-Way Easement and whether a vacation of right-of-way application needs to be submitted.
8. An email from the City of Fort Lauderdale Public Works Department (PWD) as part of the No Objection Letter; however, an official letter from the PWD is needed.
9. Applicant uploaded "DRC Site Plan 4 Rivers Self Storage" as part of the submittal; however the document is an application and not the overall site plan. Address accordingly.
10. Note that a meeting between City and project engineers has been requested by staff. This meeting will be to discuss specifics related to the above comments and any existing utilities.

GENERAL COMMENTS

1. See Engineering's comments regarding required documentation necessary to process and finalize the easement vacation.
2. Additional comments may be forthcoming at the Development Review Committee meeting.



UDP-EV24001 - 1400 PROGRESSO DR.

Development Review Committee

June 25, 2024

