

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-EV24002

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19<sup>TH</sup> AVENUE  
FORT LAUDERDALE, FLORIDA 33311

URBAN DESIGN AND PLANNING DIVISION  
954-828-6520  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)



# CITY OF FORT LAUDERDALE



### CASE INFORMATION

<b>CASE:</b>	UDP-EV24002
<b>MEETING DATE:</b>	January 25, 2024
<b>REQUEST:</b>	Vacation of Easement Review: 15-foot Wide by 241-foot Long Drainage Easement
<b>APPLICANT:</b>	Stanley Gumberg, Trustee of the Coral Ridge Shopping Center Trust
<b>AGENT:</b>	Nectaria Chakas, Lochrie & Chakas, P.A.
<b>PROJECT NAME:</b>	Publix Coral Ridge
<b>PROPERTY ADDRESS:</b>	3200 N. Federal Highway
<b>ZONING DISTRICT:</b>	Boulevard Business District (B-1)
<b>LAND USE:</b>	Commercial
<b>COMMISSION DISTRICT:</b>	1 – John Herbst
<b>NEIGHBORHOOD ASSOCIATION:</b>	Coral Ridge Country Club Estate
<b>CASE PLANNER:</b>	Nicholas Kalargyros

### 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-EV24002

**CASE COMMENTS:**

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

1. Please provide an engineering sign and seal letter verifying that no known or unknown utilities exist within the proposed vacation area. Alternately, the following conditions will apply at will be applicable at time of engineering sign-off
  - a. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated and or removed as approved by the City Engineer at the expense of the applicant and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department.
  - b. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. This certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.





Case Number: UDP- EV24002

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 (November 27, 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, unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.
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). Provide acknowledgement and/or documentation of any public outreach.
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 Description to show a Vacation of Drainage Easement is being requested.
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 City Commission. 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

City of Fort Lauderdale, Department of Public Works

Roberto Betancourt, Program Manager
954.828.6982
rbetancourt@fortlauderdale.gov

Comcast

Ricardo Davidson, Construction Supervisor
RicardoA.Davidson@cable.comcast.com

Comcast

Richard Sees, Construction Specialist
954.774.9781
Richard.Sees@comcast.com

Florida Power & Light (FP&L)

Daniel Torres, Associate Engineer
954.717.2063
Daniel.Torres@fpl.com

TECO-Peoples Gas

Joan Doming, Specialist Distribution Engineering
813.275.3783
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 Nicholas Kalargyros (954-828-5193 or [NKalargyros@fortlauderdale.gov](mailto:NKalargyros@fortlauderdale.gov)) 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.







July 10, 2024

Nicholas Kalargyros  
Urban Design & Planning  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, Florida 33311

**RE: Responses to DRC Comments for Vacation of Drainage Easement at Publix Coral Ridge, 3400 N. Federal Highway, Fort Lauderdale, Florida 33306 (Case No. UDP-EV24002)**

CASE COMMENTS:

Please provide a response to the following:

**I. Urban Design and Planning**

- 1) Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days (November 27, 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, unless the applicant submits a waiver of these timeframes as provided in the completeness email from the City.

**RESPONSE: Acknowledged.**

- 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). Provide acknowledgement and/or documentation of any public outreach.

**RESPONSE: Applicant met with the Coral Ridge Country Club Estates HOA President on 7/2/2024 to discuss the easement vacation and the site plan.**

- 3) The proposed project requires review approval by the City Commission. A separate application and fee are required for City Commission review.

**RESPONSE: Acknowledged. Applicant will comply with the necessary submittal requirements for City Commission review.**

- 4) Update the title of the Sketch and Legal Description to show a Vacation of Drainage Easement is being requested.

**RESPONSE: Acknowledged. Sketch and Legal Description with updated title is attached.**

- 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.

July 10, 2024

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**RESPONSE: Acknowledged.**

- 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 City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to Planning and Zoning Board submittal.

**RESPONSE: This request does not pertain to a general utility easement. The easement is in favor of the City of Fort Lauderdale for drainage, and no consent from utility companies is necessary.**

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

**RESPONSE: Acknowledged.**

## II. Engineering

- 1) Please provide an engineering sign and seal letter verifying that no known or unknown utilities exist within the proposed vacation area. Alternately, the following conditions will apply at will be applicable at the time of engineering sign-off:
  - a) Any City infrastructure known or unknown and found to be within the vacated area shall be relocated and or removed as approved by the City Engineer at the expense of the applicant and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department.
  - b) The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. This certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.

**RESPONSE: In lieu of providing an engineering sign and seal letter, Applicant will agree to the above conditions of (a) and (b).**

## III. Stormwater Operations

- 1) Stormwater Operations does not object to the developers ask to vacate the easement at this location because we do not have any stormwater assets in or in proximity to the easement boundaries. The closes stormwater assets that we have at this location is closer to Federal Highway to the east of the parcel but does not connect.

**RESPONSE: Acknowledged.**

Sincerely,



Nectaria M. Chakas, Esq.