

Case Number: UDP-EV24001

**ENGINEERING CASE COMMENT RESPONSES 8-14-24:**

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. **The newest Site Plan is attached showing the requested information.**
2. Please contact City's Public Works Department, Roberto Betancourt at [Rbetancourt@fortlauderdale.gov](mailto:Rbetancourt@fortlauderdale.gov) (954-828-6982) or Igor Vassiliev at [Vassiliev@fortlauderdale.gov](mailto:Vassiliev@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. **A copy of the no objection from public works is attached.**
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'. **A new FPL letter is attached.**
  - b. Please note that City of Fort Lauderdale Drainage Easements (such as this one being vacated) Understood.  
typically do not allow for the encroachment of any other type of franchise utility infrastructure. **Understood.**
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. **A Sketch and Description was attached to the DRC submittal. Please advise if any additional information is required.**
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. **Understood.**
6. Additional comments may be forthcoming at the meeting. **None so far.**

**Control Point Associates FL, LLC is pleased to announce the acquisition  
of McLaughlin Engineering Company.**

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

**PLANNING CASE COMMENT RESPONSES 8-14-24:**

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). **The Site Plan in process is addressing this comment.**
2. Pursuant to State Statute 166.033, the applicant has provided a waiver, waiving the statutory timeframes. **Summited as stated.**
3. The proposed project requires review approval by the City Commission. A separate application and fee are required for City Commission review. **Understood, will be files at staffs direction.**
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. **Understood.**
5. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption. **Understood**
6. Provide clarification on whether any structure is being proposed on the easement or private right-of-way. **A buiding and parking will be constructed in the former easement when the vacation is finalized. See attached Site Plan.**
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. **This easement is bewteen parties and will be released to the City's satisfaction before construction begins.**
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. **Attached.**
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. **See attached Site Plan.**
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. **The meeting has been completed. The items related to the vacation request have been addressed.**

**GENERAL COMMENTS**

1. See Engineering's comments regarding required documentation necessary to process and finalize the easement vacation. **Responses are addressed on the previous page.**
2. Additional comments may be forthcoming at the Development Review Committee meeting. **None so far.**

**Respectfully submitted by: James M. McLaughlin Jr. August 14, 2024.**

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