



## **DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT**

**MEETING DATE:** October 10, 2023

**PROPERTY OWNER /  
APPLICANT:** City of Fort Lauderdale

**AGENT:** Pulice Land Surveyors

**PROJECT NAME:** Prospect Lake CWC

**CASE NUMBER:** UDP-V23006

**REQUEST:** Vacation of Right-of-Way: 22.5-Foot Wide by 1279-Foot Long of Right-of-Way

**GENERAL  
LOCATION:** West of NW 35th Avenue, north of Prospect Road,  
south of NW 62nd Street

**ZONING:** Commerce Center District (CC)

**LAND USE:** Employment Center

**CASE PLANNER:** Yvonne Redding



Case Number: UDP-V23006

**CASE COMMENTS:**

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

1. Please contact City's Public Works Department, Roberto Betancourt at [Rbetancourt@fortlauderdale.gov](mailto:Rbetancourt@fortlauderdale.gov) (954-828-6982) for stormwater infrastructure, 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.
2. Provide letters from City of Fort Lauderdale Public Works, FPL and Comcast demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letters should specifically state whether the franchise utility providers have existing facilities within the Easement vacation area that will need to be relocated or abandoned.
3. Please be advised, 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.
4. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Easement approval process, including Utility Easement(s) and Access Easement(s) that mitigate an otherwise dead-end Alley condition.

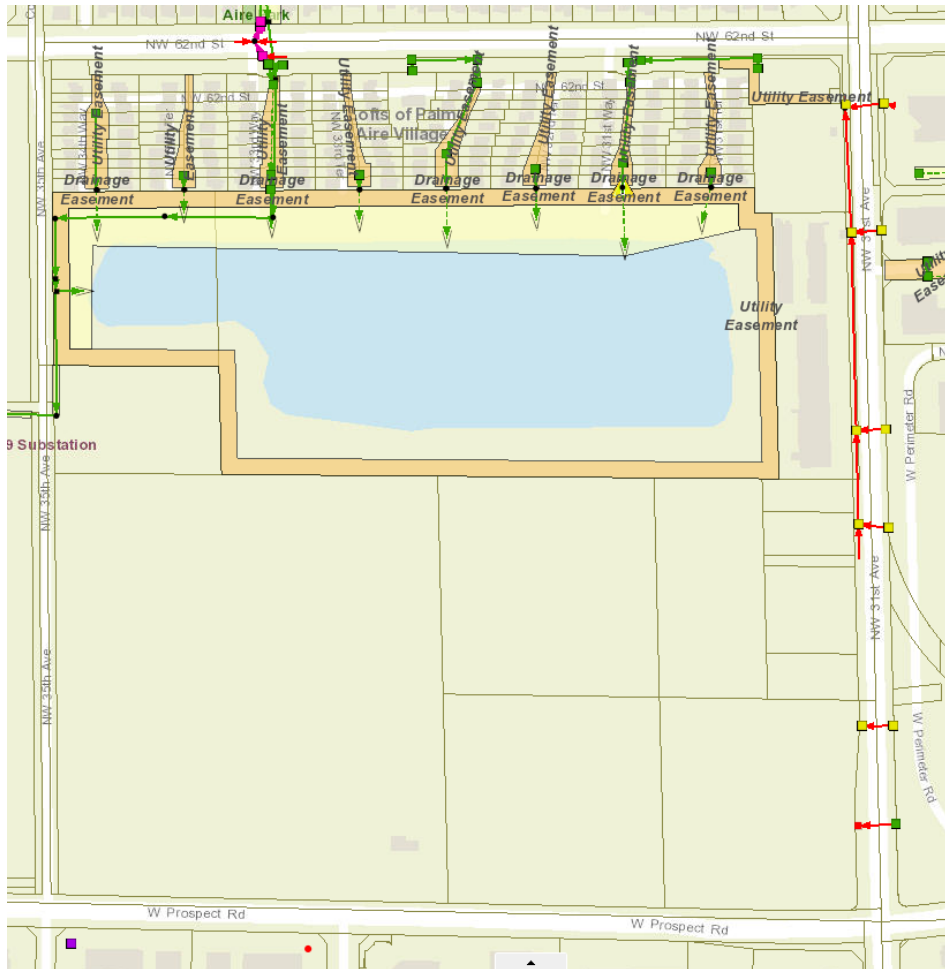


Case Number: UDP-EV23007

**CASE COMMENTS:**

Please provide a response to the following:

1. Stormwater Operations objects to the easement vacation as proposed for this location. The drainage goal of this location is to ensure stormwater capacity and conveyance for the Flagler Village Civic association neighborhood. These activities will be achieved through operationally scheduled inspection(s), maintenance activities and potentially the repair and / or replacement of stormwater infrastructure in support of these future efforts or needs. Consequently, Stormwater Operations will need to retain a 12-foot easement at and around the existing stormwater assets at this location.
2. Required areas for 12-foot easement.
  - a. 15 Ft Alleyway
    - i. ~185 linear feet of 12" ductile Iron stormwater pipe
  - b. NE 4th St
    - i. ~165 linear feet of 24" stormwater pipe, 1 inlet and 1 manhole





**Case Number: UDP-V23006**

**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, December 2, 2023, 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. Note, the applicant did submit a waiver to the timeline requirements.
2. The proposed request requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. Separate fees are required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.
3. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
  - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
    - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
    - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
  - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
4. 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.
5. Letters must be provided from the following utility companies: The City of Fort Lauderdale Public Works Department no objection letter was not provided. Letter must be provided in order to proceed to planning and Zoning Board. Contact Information is follows:

**City of Fort Lauderdale, Public Works Department**  
Igor Vassiliev, Project Manager II  
(954) 828-5862  
[ivassiliev@fortlauderdale.gov](mailto:ivassiliev@fortlauderdale.gov)
6. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.



### **GENERAL COMMENTS**

Please consider the following prior to submittal for Planning and Zoning Board review:

1. Provide a written response to all Development Review Committee comments within 180 days.
2. An additional follow-up coordination meeting is required to review changes necessitated by the Development Review Committee comments. Prior to routing your plans for Pre-Planning and Zoning Board sign-off, please schedule an appointment with the project planner (954-828-6495) to review revisions and/or to obtain a signature routing stamp.
3. Additional comments may be forthcoming at the Development Review Committee meeting.



  
 NOT TO SCALE

UDP-V23006 - 5900 HAWKINS RD.



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778

www.pulicelandsurveyors.com



March 25, 2024

Ms. Yvonne Redding, Urban Planner III  
Urban Design and Planning Division  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33301

**RE: "PROSPECT LAKE CLEAN WATER CENTER" PLAT - Case No. UDP-V23006  
OR BOOK 6411, PAGE 294 EAST SIDE OF HAWKINS ROAD**

Dear Ms. Redding,

Please accept this response to the comments issued for the DRC meeting pertaining the above-referenced Plat. This project entails the construction of a new water treatment plant within the City of Fort Lauderdale, just east of the Turnpike between Prospect and Cypress Creek Roads. Following, you will find all DRC comments with responses **in blue** for your review.

**DRC Comment Report:** Urban Design and Planning  
**Member:** Yvonne Redding

**CASE COMMENTS:**

1. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, December 2, 2023, 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. Note, the applicant did submit a waiver to the timeline requirements.

**RESPONSE:** We have asked and a waiver has been approved for the timeline requirements.

2. The proposed request requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. Separate fees are required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.

**RESPONSE:** Informational

3. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:

- a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:

- i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,

**RESPONSE:** The applicant held a meeting on October 9, 2023 and provided a letter to the City with the outcome and comments from the community.

- ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

**RESPONSE:** Completed

- b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

**RESPONSE:** the applicant held a meeting on October 9, 2023, and provided a letter to the City with the outcome and comments from the community.

4. 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:** Informational.

5. Letters must be provided from the following utility companies: The City of Fort Lauderdale Public Works Department no objection letter was not provided. Letter must be provided in order to proceed to planning and Zoning Board. Contact Information is follows:

**City of Fort Lauderdale, Public Works Department**

Igor Vassiliev, Project Manager II  
(954) 828-5862

[ivassiliev@fortlauderdale.gov](mailto:ivassiliev@fortlauderdale.gov)

**RESPONSE:** We received a letter of no objections from the City Public Works and is attached.

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

**RESPONSE:** Informational

**GENERAL COMMENTS**

Please consider the following prior to submittal for Planning and Zoning Board review:

1. Provide a written response to all Development Review Committee comments within 180 days.

**RESPONSE:** Informational.

2. An additional follow-up coordination meeting is required to review changes necessitated by the Development Review Committee comments. Prior to routing your plans for Pre-Planning and Zoning Board sign-off, please schedule an appointment with the project planner (954-828-6495) to review revisions and/or to obtain a signature routing stamp.

**RESPONSE:** Staff has reviewed the plan/plan and is allowing us to proceed to Planning and Zoning.

3. Additional comments may be forthcoming at the Development Review Committee meeting.

**RESPONSE:** Informational



**DRC Comment Report:** Stormwater Operations  
**Member:** Sandra Marie Pierce

**CASE COMMENTS:**

1. Stormwater Operations objects to the easement vacation as proposed for this location. The drainage goal of this location is to ensure stormwater capacity and conveyance for the Flagler Village Civic association neighborhood. These activities will be achieved through operationally scheduled inspection(s), maintenance activities and potentially the repair and / or replacement of stormwater infrastructure in support of these future efforts or needs. Consequently, Stormwater Operations will need to retain a 12-foot easement at and around the existing stormwater assets at this location.

**RESPONSE:** I believe that this was a cut/paste as the Flagler Village Civic Association isn't located here. However, the City is creating an ingress/egress/utility drainage easement that will cover all drainage structures within Hawkins Road.

2. Required areas for 12-foot easement.

- a. 15 Ft Alleyway

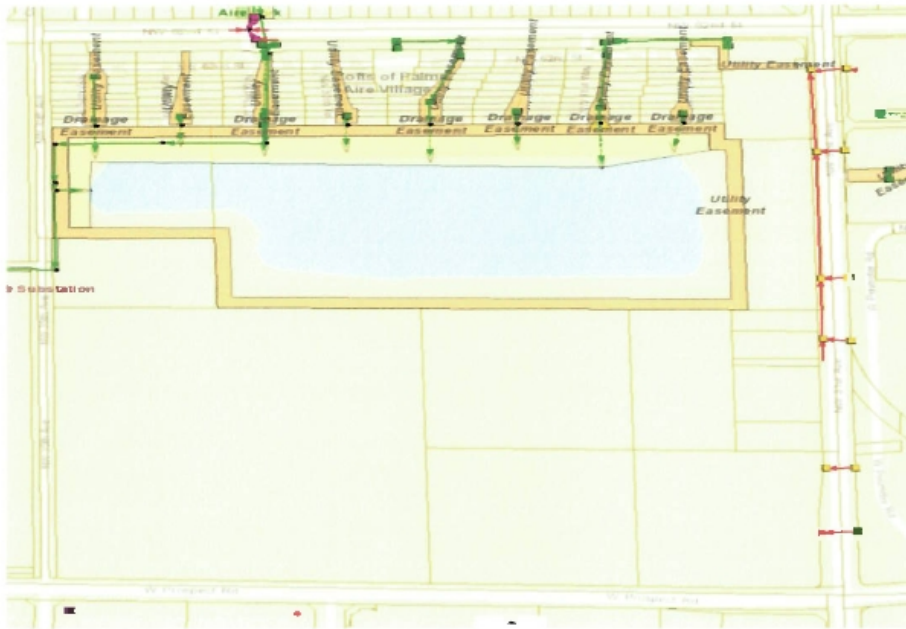
- i. ~185 linear feet of 12" ductile iron stormwater pipe

**RESPONSE:** Not applicable

- b. NE 4<sup>th</sup> St

- i. ~165 linear feet of 24" stormwater pipe, 1 inlet and 1 manhole

**RESPONSE:** Not applicable



**DRC Comment Report: ENGINEERING**  
**Member: Orlando Arrom**

**CASE COMMENTS:**

1. Please contact City's Public Works Department, Roberto Betancourt at [Rbetancourt@fortlauderdale.gov](mailto:Rbetancourt@fortlauderdale.gov) (954-828-6982) for stormwater infrastructure, 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:** Informational and the applicant is aware and has provided to Engineering the requested information.

2. Provide letters from City of Fort Lauderdale Public Works, FPL and Comcast demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letters should specifically state whether the franchise utility providers have existing facilities within the Easement vacation area that will need to be relocated or abandoned.

**RESPONSE:** The applicant has obtained all of the required letters. They are actively working with FPL on their request for an easement and its location, they have no objection to the right-of-way vacation, just want to make sure their utility is covered.

3. Please be advised, 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:** Informational

4. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Easement approval process, including Utility Easement(s) and Access Easement(s) that mitigate an otherwise dead-end Alley condition.

**RESPONSE:** Understood and the applicant is working toward that end.

In addition:

*Criteria.* An application for a vacation of a right-of-way shall also be reviewed in accordance with the following criteria:

- a. The right-of-way or other public place is no longer needed for public purposes;

**RESPONSE:** True, the City is creating a water treatment plant that will only need a driveway. The public will not be utilizing the road.

- b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and

**RESPONSE:** No alternative routes needed as the driveway will be only for the City as it physically is now.

- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and

**RESPONSE:** Although the road closure goes to Prospect Road, the gated entrance will be approximately 180' for Prospect Road. Which will allow vehicles to turn around and exit the area safely.

- d. The closure of a right-of-way shall not adversely impact pedestrian traffic; and

**RESPONSE:** No, it will not.

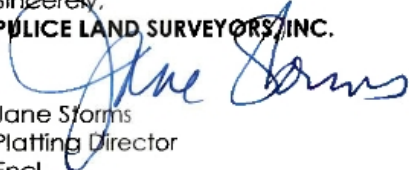
- e. All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

**RESPONSE:** All utilities located within the right-of-way will be relocated if needed. We've obtained letters of no objection from each utility facility. The City is giving to itself a ingress/egress/drainage/utility easement to cover all of the bases.

This concludes our responses to DRC comments. Thank you for your assistance with this project and if there are any questions or if we can be of further assistance, please give us a call.

Sincerely,

**PULICE LAND SURVEYORS, INC.**

  
Jane Storms  
Platting Director  
Encl.