

**Development Review Committee (DRC)
Applicant Comment Responses**

TOOTHAKER.ORG

CASE:	UDP-EV23010
MEETING DATE:	March 12, 2024
REQUEST:	Easement Vacation - A portion of a 15-foot by 250-foot utility easement
APPLICANT:	650 North Andrews, LLC.
AGENT:	Stephanie Toothaker, Esq.
PROJECT NAME:	650 N. Andrews
PROPERTY ADDRESS:	650 N. Andrews Avenue
ZONING DISTRICT:	Regional Activity Center-Urban Village (RAC- UV)
LAND USE:	Downtown Regional Activity Center
COMMISSION DISTRICT:	2 – Steven Glassman
NEIGHBORHOOD ASSOCIATION:	Flagler Village Civic Association
CASE PLANNER:	Adam Schnell

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org [@stoothaker](#) [@toothakerdevelopment](#)
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

**Engineering Comments
Taylor Phillips**

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 (954-828-6982), for stormwater infrastructure, and water and sewer utilities, to verify and determine whether there are any public utilities present within the easement to be considered for vacation.
RESPONSE: Acknowledged. Roberto has been contacted.~~

2. ~~Provide letters from all franchise utility providers, demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letters should specifically state whether or not the franchise utility providers have existing facilities within the Easement vacation area that will need to be relocated or abandoned.
RESPONSE: No Objection Letters from TECO, AT&T, FPL, and Comcast have been provided.~~

3. ~~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.
RESPONSE: Acknowledged.~~

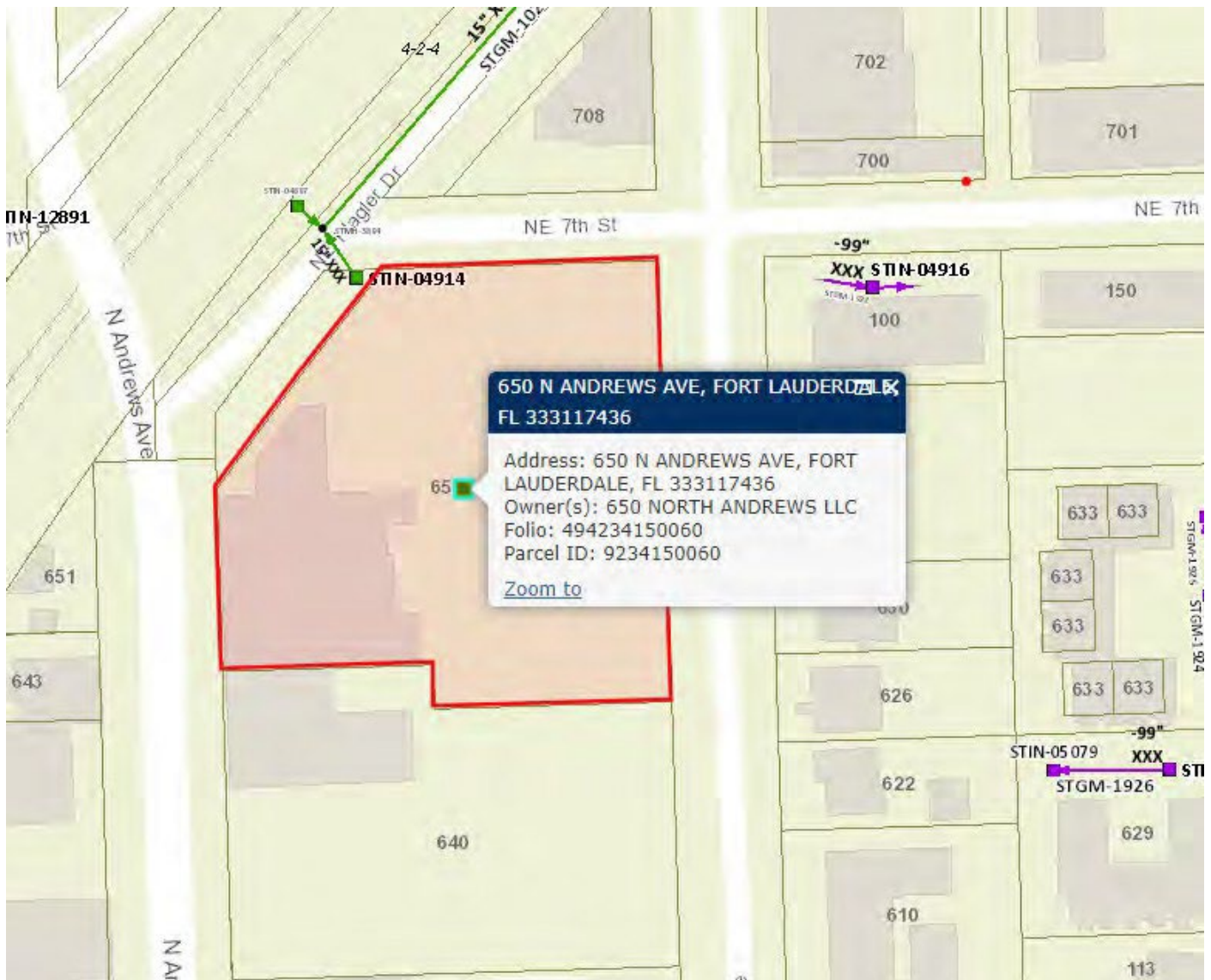
Additional comments may be forthcoming at the meeting.

Stormwater Operations Comments
Sandra Marie Pierce

COMMENTS:

Please provide a response to the following:

- ↳ The City of Fort Lauderdale does not have a any objection to either a Sidewalk or road closure at this location under the following conditions:
 - a. The storm drains in proximity to the closure are protected from Erosion and sedimentation that could leave the site to be transported into the existing drainage system.
RESPONSE: Erosion and control measures are not applicable for the easement vacation since no additional work is proposed (all utilities have been removed from the easement area). An erosion and control plan shall be submitted for the entire site and not protection measures for the applicable storm drainage in the area for any demolition or master permit that is submitted for the 650 N Andrews Avenue site.
 - b. The road or sidewalk closure is flexible enough that should the operational need arise to access the City of Fort Lauderdale Stormwater Assets for the purposes of inspection, maintenance and/or repair.
RESPONSE: Right of way closures are not applicable for the easement vacation since no additional work is proposed (all utilities have been removed from the easement area). MOT plans for right of way closures shall be submitted as applicable when demolition or master permits are submitted for the 650 N Andrews Avenue site.



Urban Design and Planning Comments
Adam Schnell

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 (July 19, 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.
RESPONSE: Acknowledged. A waiver has been submitted.
- 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).
RESPONSE: The surrounding neighborhood associations within 300 feet were contacted.
- 3) The proposed project requires review approval by the City Commission. A separate application and fee are required for City Commission review.
RESPONSE: Acknowledged.
- 4) Update the title of the Sketch and Legal to show a Utility Easement Vacation is being requested. The current title reads as a right-of-way alleyway vacation request with the retainment of a utility easement.
RESPONSE: Updated sketch and legal description has been provided.
Planning Response: Sketch and Legal has not been updated to reflect the Utility Easement Vacation request. Once updated the Sketch and legal is required to be reviewed by the City Surveyor prior to City Commission.
Applicant REV 2 Response: Refer to revised signed/sealed Sketch and Legal dated 10/17/2024.
- 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.
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 Planning and Zoning Board. 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:

RESPONSE: No Objection Letters from TECO, AT&T, FPL, and Comcast have been provided.

AT&T

Carlos Lozano, Manager
561.310.5185
CL448E@att.com

City of Fort Lauderdale, Department of Public Works-

Roberto Betancourt, Program Manager 954.928.6982
rbetancourt@fortlauderdale.gov

Comcast

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

Comcast

Richard Sees, Construction Specialist 954.774.9784
Richard_Sees@comcast.com

Florida Power & Light (FPL)

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

TECO Peoples Gas

Jean Demning, Specialist Distribution Engineering
813.275.3783
JDemning@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.
RESPONSE: Acknowledged and will comply.

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 Adam Schnell (954-828-4798) 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.~~