



**Case Number: UDP-EV24006**

**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, March 23, 2025, 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.
2. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a listing of officially-recognized associations is provided on the City's website: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations> and a map of neighborhood associations may be found at: <http://gis.fortlauderdale.gov/propertyreporter>). Please provide acknowledgement and/or documentation of any public outreach. **Acknowledged.**
3. The site is designated Commercial on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
4. The proposed request requires review and approval by the City Commission. Separate fees are required for the City Commission review.
5. Provide a written narrative regarding the easement vacation request. . **Project and Unified Land Development Code Narratives and Adequacy requirements were uploaded to LauderBuild on 1/14/25. Please advise if the responses satisfy said requirement.**
6. 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.
7. Letters must be provided from the following utility companies: The City of Fort Lauderdale Public Works Department no objection letter was not provided. **This is to confirm that we have reached out to DSD-PW staff regarding the issuance of the Public Works 'No Objection' letter for this proposed Utility Easement vacation. Roberto Bentancourt from the Public Works Department stated the following: Public Works will not issue any letters until the committee convenes on the specific property. You can submit with the other letters. Planning is aware of this and is ok with not getting a public works letter in the initial submittal." I have attached the referenced correspondence with Roberto for your records. Raymond Meyer, City of Fort Lauderdale Project Engineer stated in his email on 1/17/25 (attached) that he would reach out to Roberto separately.**
8. Letters must be provided from Comcast Cable, Florida Power & Light, and 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 item being scheduled for City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to City Commission submittal. Contact Information for utility companies are below:  
**It is our understanding from Raymond Meyer's email that both Comcast and Teco's 'No Objection' Letters specifically state they do not have any existing active facilities in the specified area. Both AT&T and FPL Letters state that should facilities need to be relocated it will be done at the owner/developer's expense.**



Raymond Meyer stated that AT&T and FP&L will have each to provide an additional letter after City Commission approval stating that their facilities have been relocated to their satisfaction. Once City staff has a PDF copy of these additional letters, the Engineer's Certificate can then be drafted and routed internally for review/approval by the City Attorney's Office.

**Comcast**

Ricardo Davidson, Construction Supervisor  
[RicardoA.Davidson@comcast.com](mailto:RicardoA.Davidson@comcast.com)

**Florida Power & Light (FP&L)**

Daniel Torres, Associate Engineer  
954.717.2063  
[Daniel.Torres@fpl.com](mailto:Daniel.Torres@fpl.com)

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

**GENERAL COMMENTS**

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.



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