

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE

## CASE COMMENT REPORT

CASE NO. UDP-EV24004

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-EV24004   |
| <b>MEETING DATE:</b>             | July 09, 2024   |
| <b>REQUEST:</b>                  | Easement Vacation Review: 50-foot-wide by 2,151-foot-long Ingress and Egress, Well and Utility Easement |
| <b>APPLICANT:</b>                | City of Fort Lauderdale   |
| <b>AGENT:</b>                    | Jane Storms, Pulice Land Surveyors  |
| <b>PROJECT NAME:</b>             | Prospect Lake CWC Easement Vacation   |
| <b>PROPERTY ADDRESS:</b>         | 5900 Hawkins Road   |
| <b>ZONING DISTRICT:</b>          | Commerce Center District (CC)   |
| <b>LAND USE:</b>                 | Employment Center   |
| <b>COMMISSION DISTRICT:</b>      | 1 – John Herbst   |
| <b>NEIGHBORHOOD ASSOCIATION:</b> | N/A   |
| <b>CASE PLANNER:</b>             | Yvonne Redding  |

## 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-EV24004 (Prospect Lake Clean Water Center - Vacation of Ingress/Egress and Well Easement- 5900 Hawkins Rd)

**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, and 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 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.

Additional comments may be forthcoming upon submittal of the requested information.



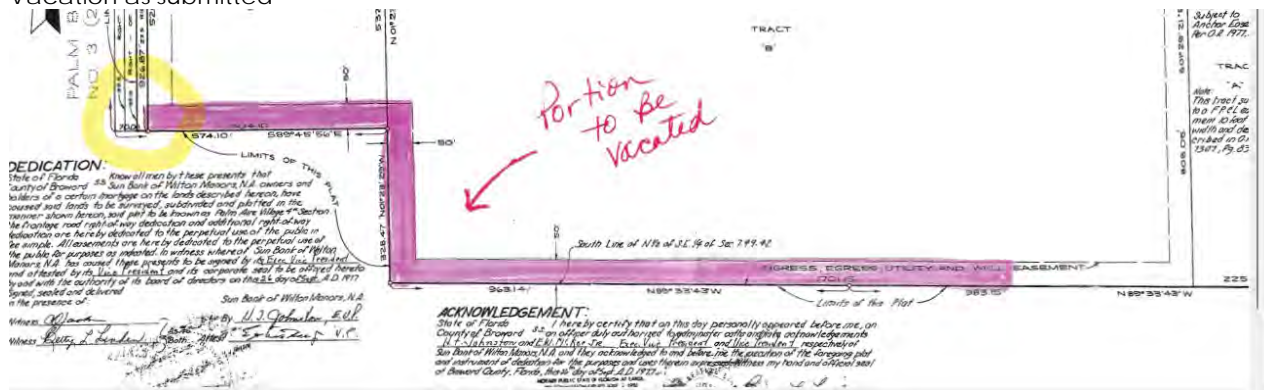
Case Number: UDP-EV24004

**CASE COMMENTS:**

Please provide a response to the following:

- 1- Stormwater Operations does not object to the developers ask to vacate the easement at this location if there is not conflict with the existing offset of the City's outgoing 36' (RCP) stormwater gravity main conveying stormwater from the north as depicted in the stormwater utility atlas image below (STGM-11856). The stormwater atlas indicates that this 36 "gravity main runs south and connects and turns to the west at the identified nexus on its conveyance path to the point of discharge into Prospect Lake (STOF-3801).

Vacation as submitted



Existing gravity main in existing easement ( N/S & E/W)



## DRC COMMENT REPORT

Full view of existing easement at Prospect Water Facility:



Case Number: UDP-EV24004

**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 3, 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 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.
3. The site is designated Employment Center 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 both PZB review and City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.
5. 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.
6. Letters must be provided from the following utility companies: The City of Fort Lauderdale Public Works Department no objection letter was not provided.
7. Letters must be provided from AT&T, Comcast Cable, Florida Power & Light, TECO Gas 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:

**AT&T**

Carlos Lozano, Manager  
561.310.5185  
[CL448E@att.com](mailto:CL448E@att.com)

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

Roberto Betancourt, Project Manager II  
954.828.6982  
[rbetancourt@fortlauderdale.gov](mailto:rbetancourt@fortlauderdale.gov)

**Comcast**

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

**Comcast**

Richard Sees, Comcast Construction Specialist  
954.774.9781  
[Richard\\_Sees@comcast.com](mailto:Richard_Sees@comcast.com)

**Florida Power & Light (FPL)**

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

**TECO-Peoples Gas**

Joan Domning, Specialist Distribution Engineering  
813.275.3783  
[JDomning@tecoenergy.com](mailto:JDomning@tecoenergy.com)

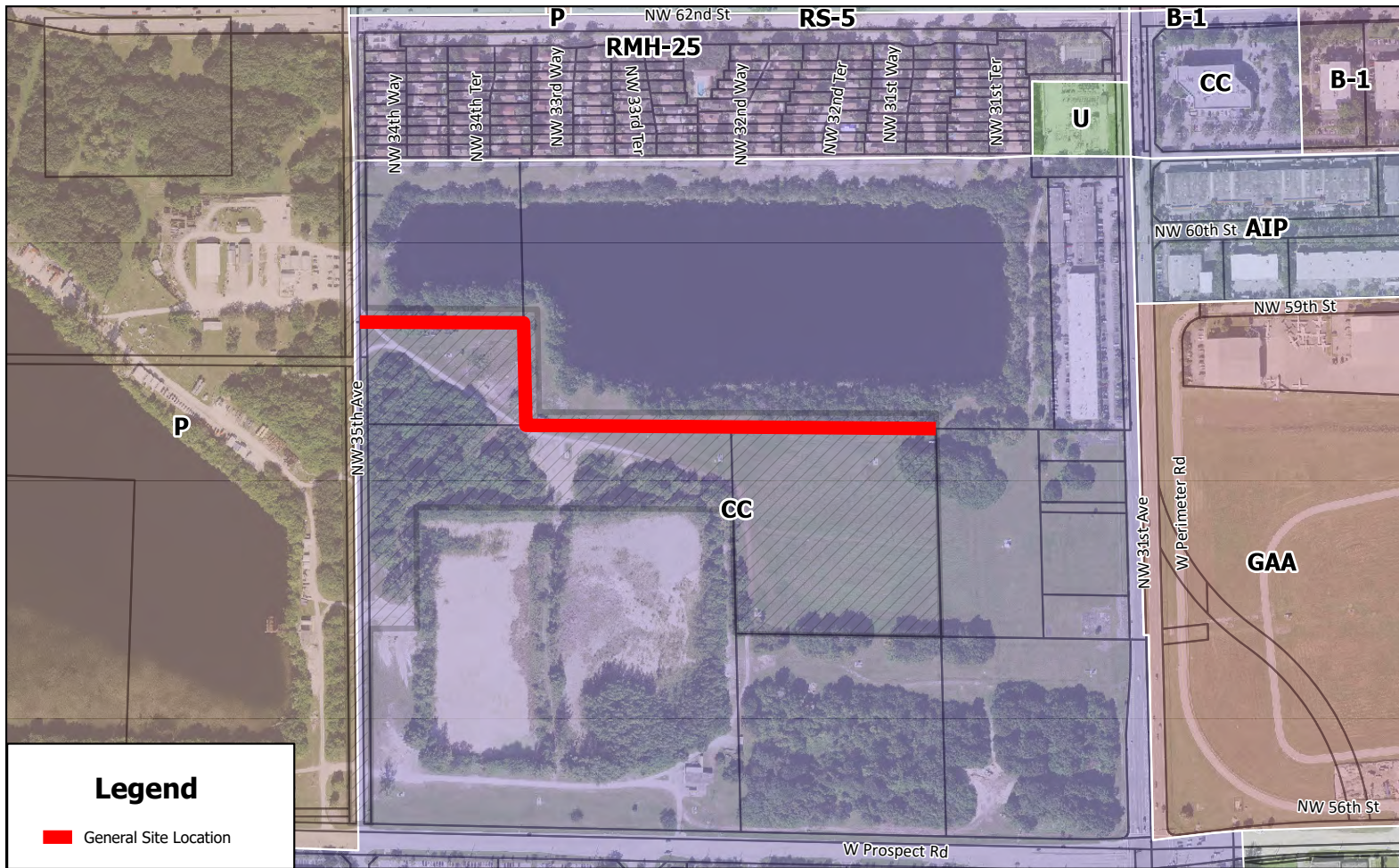
8. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

**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.





### Legend

■ General Site Location

UDP-EV24004 - 5900 HAWKINS RD.



Not To Scale



**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778  
www.pulicelandsurveyors.com



July 11, 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-EV24004  
VACATION OF INGRESS/EGRESS AND WELL AND UTILITY EASEMENT  
LOCATED ON PLAT BOOK 96, PAGE 35**

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.

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

a. The easement is no longer needed for public purposes.

**RESPONSE:** Other than an existing 36" storm drain that crosses the easement north to south for which a utility easement will be retained by the City for the area where this facility lies, there are no other utilities presently using the area of the 50' easement sought to be vacated. As noted in the Narrative associated with this Application, the area to be vacated is needed to allow the construction of infrastructure required for the new Prospect Lake Water Treatment Center that will replace the City's existing Five Ash plant.

b. All utilities located within the easement 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 portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same.

**RESPONSE:** As noted above, there is presently only a 36' storm drainage pipe within the western most portion of the 50' easement sought to be vacated for which a utility easement will be retained by the City for the area where this facility lies. The Applicant is not aware of any other utilities located within the area to be vacated and no objection letters have been obtained from all other providers.



**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, and 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:** The surveyed location of the utilities was provided and determined that an easement 20'x50' would need to be dedicated to cover the existing 36' stormwater pipe that crosses the easement.

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:** We've received letters of no objection from all agencies required.

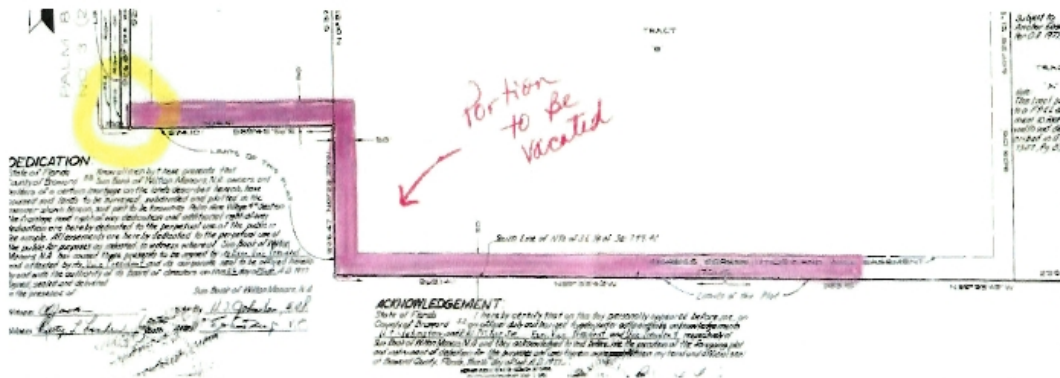
**DRC Comment Report: Stormwater Operations**  
**Member: Sandra Marie Pierce**

**CASE COMMENTS:**

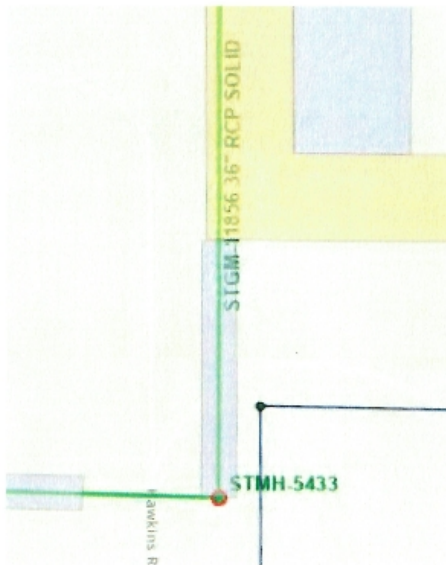
1. Stormwater Operations does not object to the developers ask to vacate the easement at this location if there is not conflict with the existing offset of the City's outgoing 36' (RCP) stormwater gravity main conveying stormwater from the north as depicted in the stormwater utility atlas image below (STGM11856). The stormwater atlas indicates that this 36 "gravity main runs south and connects and turns to the west at the identified nexus on its conveyance path to the point of discharge into Prospect Lake (STOF3801).

Vacation as submitted

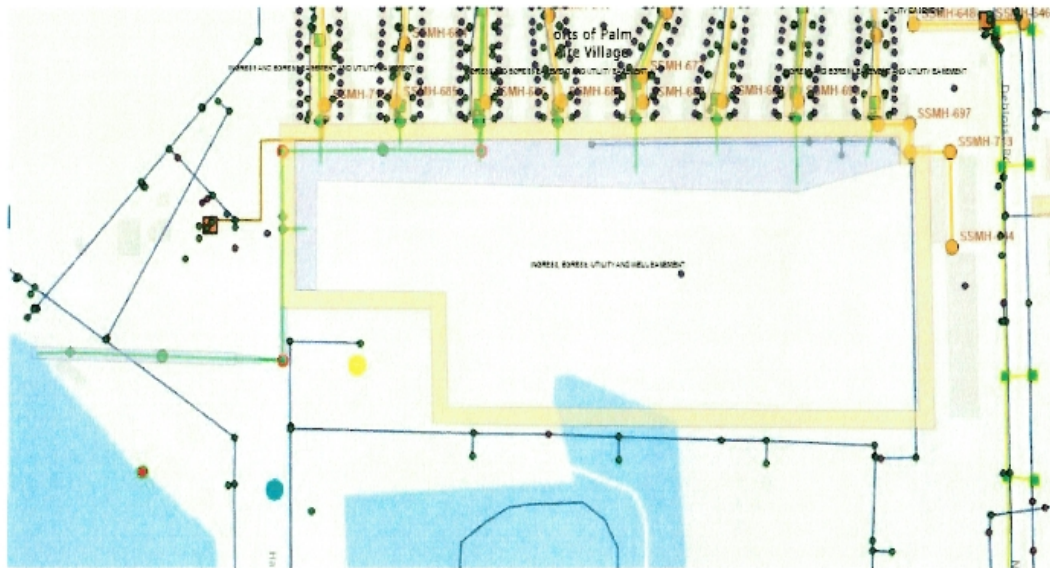
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**Existing gravity main in existing easement ( N/S & E/W)**



Full view of existing easement at Prospect Water Facility:



**RESPONSE:** The City's Public Works Department and Stormwater Operations determined that an easement 20'x50' would need to be dedicated to cover the existing 36' stormwater pipe that crosses the easement.

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

**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 3, 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 or a waiver to the timeline is submitting to the City.

**RESPONSE:** Informational

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-ofneighbor-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.

**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.



3. The site is designated Employment Center 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.

**RESPONSE:** Informational

4. The proposed request requires review 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

5. 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

6. Letters must be provided from the following utility companies: The City of Fort Lauderdale Public Works Department no objection letter was not provided.

**RESPONSE:** We've obtained the letter of no objection from The City of Fort Lauderdale Public Works Department.

7. Letters must be provided from AT&T, Comcast Cable, Florida Power & Light, TECO Gas 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:

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**Florida Power & Light (FPL)**

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

**TECO-Peoples Gas**

Joan Domning, Specialist Distribution Engineering  
[JDomning@tecoenergy.com](mailto:JDomning@tecoenergy.com)

**RESPONSE:** We've received letters of no objection from all agencies required.

8. 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.

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

**RESPONSE:** Informational

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.**



Carolyn Sencion  
Platting Assistant

Encl.