

February 18, 2025

MICHAEL FERRERA

CITY OF FORT LAUDERDALE – URBAN DESIGN & PLANNING
700 NW 19TH AVENUE
954-828-5265 – Mferrera@fortlauderdale.gov

Re: **THE COVE EASEMENT VACATION (DRC Case #UDP-EV24008)**
INITIAL SUBMITTAL – October 25, 2024

ANABEL FIGUERO (954.828.6205) afiguero@fortlauderdale.gov
ENGINEERING CASE COMMENTS – 11/22/24

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

1. Provide a signed and sealed survey, based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc).

RESPONSE: Updated signed and sealed survey will be provided with resubmittal.

2. Provide letter from Public Works, demonstrating their interests in maintaining or no objection to the vacation of this Easement.

RESPONSE: Letter of “no objection” from Public Works from December 2, 2024 has been included in this submittal.

3. Sketch and legal description will be provided to the City’s 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. Coordination to be made by Engineering staff.

RESPONSE: Understood. The applicant has provided the Sketch and Legal to the City project planner on November 25, 2024.

4. 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: The applicant acknowledges that the vacating ordinance is not effective until the Engineer’s Certificate is executed.

5. 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: Additional easements can be provided if needed.

6. Additional comments may be forthcoming at the meeting.

RESPONSE: Understood and responses will be provided to any additional comments.

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URBAN DESIGN & PLANNING CASE COMMENTS – 11/22/24

Please provide a response to the following:

1. Pursuant to State Statute 166.033(1) the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination, on or before April 30, 2025, unless a mutually agreed upon time extension is established between the City and the applicant. Please provide a statement requesting and agreeing to a waiver of these timeframes or request a specified amount of additional time to address the comments and provide sufficient time for review and approval. Failure to meet the applicable timeframe or request an extension may result in the application being denied by the City and the applicant may be required to refile a new application and fees to proceed.

RESPONSE: The applicant believes that the project will be completed prior to April 30, 2025.

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.

RESPONSE: Will comply as required code.

3. The proposed vacation of easement requires review and approval by the City Commission. A separate application and fee are required for City Commission review.

RESPONSE: Understood and will comply.

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.

RESPONSE: Acknowledged. The applicant has provided the Sketch and Legal to the City project planner on November 25, 2024.

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

RESPONSE: The resolution will be recorded within 30 days after adoption.

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 item 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:

AT&T Carlos Lozano, Manager 561.310.5185 CL448E@att.com	City of Fort Lauderdale, Department of Public Works Roberto Betancourt, Program Manager 954.828.6982 rbetancourt@fortlauderdale.gov
Comcast Ricardo Davidson, Construction Supervisor RicardoA_Davidson@cable.comcast.com	Comcast Richard Sees, Construction Specialist 954.774.9781 Richard_Sees@comcast.com
Florida Power & Light (FP&L) Daniel Torres, Associate Engineer 954.717.2063 Daniel.Torres@fpl.com	TECO-Peoples Gas Joan Domning, Specialist Distribution Engineering 813.275.3783 JDomning@tecoenergy.com

RESPONSE: Utility letters have been provided in this submittal.

7. There is a concurrent application, Site Plan Level I review for Live Local Project, (Case No. A24049) under review for a mixed-use project. It appears that portions of the building are located above the proposed easement. Provide clarification.

RESPONSE: The building has been updated and only balconies are encroaching 5' within the proposed utility easement at a 17' height clearance. The City Public Works has reviewed the balcony encroachment and provided a "No Objection Letter". Refer to letter uploaded in this application.

GENERAL COMMENTS:

Please consider the following prior to submittal for Final Development Review Committee:

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

RESPONSE: Understood and responses will be provided to any additional comments.

Respectfully,
 Flynn Engineering Services, P.A.