



1855 Indian Road, Suite 202
West Palm Beach, FL 33409
stormwaterj@gmail.com

(561) 242-0028
Fax 242-0109

Project: 80 Isla Bahia Drive Drainage Easement Vacation
DRC Case Number: UDP-EV25001
Project Address: 80 Isla Bahia Drive, Fort Lauderdale
Comments received on: 03/11/2025
Responses provided on: 01/09/2026

Engineering comments – From Roger Lemieux

Please see below the comments and responses.

1. The survey shall be 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 submitting the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found on the property, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc).

01-09-2026 Response: A signed and sealed Survey is attached. All encumbrances have been noted on the survey.

2. Submit a stamped copy of the surveyor's sketch and legal description 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.

01-09-2026 Response: An updated digitally signed and sealed sketch and description of the existing and proposed easement have been attached along with the newly constructed outfall's as-builts. The proposed easement has been accepted by the Land Development Manager and City Surveyor.

3. Please be advised that the vacation resolution 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.

01-09-2026 Response: Please note that in this case the outfall relocation has been permitted (permit ROW-STRM-25020003), and as-built therefore an engineer's certificate might not be needed. The permit will be closed and the outfall certified accordingly.



4. A new Drainage Easements is to be dedicated to the City resulting from the Vacation of Easement approval process, relocated facilities shall require inspection and approval by City's Public Works Department prior to issuance of City Engineer's certificate.

01-09-2026 Response: Noted, a new easement has been dedicated to the city and has been approved by all applicable parties from the City.

Additional comments may be forthcoming at the meeting.

01-09-2026 Response: Noted.

Urban Design and Planning comments from - Tyler LaForme

1. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, August 11, 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 submitted to the City.

01-09-2026 Response: Noted.

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.

01-09-2026 Response: Noted.

3. The proposed request requires review and approval by the City Commission. Separate fees are required for City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.

01-09-2026 Response: Noted.

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.

01-09-2026 Response: Noted.

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

01-09-2026 Response: Noted.



GENERAL COMMENTS

Please consider the following prior to submittal for City Commission review:

1. An additional follow-up coordination meeting is required to review changes necessitated by the Development Review Committee comments. Please schedule an appointment with the project planner (954-828-5633) to review revisions and/or to obtain a signature routing stamp.

01-09-2026 Response: Noted.

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

01-09-2026 Response: Noted.

Respectfully submitted,

Daniel Rey

Daniel Rey, P.E.
Regional Operations Manager, Miami-Dade/Broward
StormwaterJ Engineering