

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-EV25006

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19TH AVENUE
FORT LAUDERDALE, FLORIDA 33311

URBAN DESIGN AND PLANNING DIVISION
954-828-6520
www.fortlauderdale.gov



CITY OF FORT LAUDERDALE



CASE INFORMATION

CASE	UDP-EV25006
PROJECT NAME	Weston Jewelers
APPLICATION TYPE	Vacation of Easement
APPROVAL LEVEL	City Commission Approval
REQUEST	Vacate a 5-Foot Wide by 50-Foot-Long Drainage Easement
APPLICANT	Four Ten Properties LLC
AGENT	Stephanie Toothaker, Esq.
PROPERTY ADDRESS	1117 East Las Olas Boulevard
ABBREVIATED LEGAL DESCRIPTION	Beverly Heights 1-30 B Lot 16, Lots 1 & 16
ZONING DISTRICT	Boulevard Business (B-1) and Residential Medium Density (RM-15)
LAND USE	Commercial and Medium Residential
COMMISSION DISTRICT	4 – Ben Sorensen
NEIGHBORHOOD ASSOCIATION	Colee Hammock Civic Association
SUBMITTED	August 13, 2025
COMPLETENESS ISSUED	August 15, 2025
STATE STATUTE 166.033 EXPIRATION	February 11, 2026 (180 Days)
CASE PLANNER	Adam Schnell, Urban Planner III

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-EV25006

CASE COMMENTS:

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

1. The survey provided 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 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.).
2. Please be advised that the vacating 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.
3. Additional comments may be forthcoming at the meeting.



Case Number: UDP-EV25006

EASEMENTS:

1. Obtain a letter of No Objection from the City's Public Works – Engineering Department.

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.



Case Number: UDP-EV25006

CASE COMMENTS:

Please provide a response to the following:

1. The easement proposed for vacation contains an existing stormwater outfall that serves the public drainage system. This infrastructure must remain in place to provide adequate drainage and conveyance.
2. The request to vacate the easement cannot be supported as submitted, since vacation would remove the City's rights to access, maintain, and operate the stormwater facility.
3. If the applicant wishes to proceed, the outfall and associated facilities must be relocated to a location acceptable to the city. A new public easement must be dedicated over the relocated facility to preserve long-term access and maintenance rights.
4. Relocation will require submission of engineering design plans, supporting drainage calculations, and permit applications for review and approval prior to construction.
5. A recorded easement dedication and as-built drawings of the relocated facility will be required before release of the existing easement can be considered.



Case Number: UDP-EV25006

CASE COMMENTS:

Please provide a response to the following:

- 1. A waiver has been submitted for State Statute 166.033(1), which requires applications to be deemed approved, approved with conditions, or denied within 180 days.
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...
3. The proposed vacation of easement requires review and approval by the City Commission. A separate fee is required for City Commission review.
4. 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.
5. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
a. Section 47-25.2, Adequacy Requirements
6. Provide an ALTA/NSPS Land Title Survey.
7. Update the sketch and legal description and narrative to reflect the vacation of the 10-foot-wide alleyway, per Ordinance No. 902.
8. Per Unified Land Development Regulations (ULDR) Section 47-24.7.A.4.b, Vacation of Easement, work with the Engineering reviewer on the submission of a relocation plan to ensure existing stormwater infrastructure can be relocated.
9. 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

City of Fort Lauderdale, Department of Public Works
Igor Vassiliev, Project Manager II
954.828.5862
ivassiliev@fortlauderdale.gov

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

Comcast
Richard Sees, Comcast 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

GENERAL COMMENTS

The following comments are for informational purposes.

10. If approved, the resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

CASE INFORMATION

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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.

Applicant REV 1 Responses are bolded

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

Case Number: UDP-EV25006

ENGINEERING CASE COMMENTS:

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

1. The survey provided 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 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.).
Applicant REV 1 Response: Refer to uploaded updated survey.
2. Please be advised that the vacating 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.
Applicant REV 1 Response: Acknowledged.
3. Additional comments may be forthcoming at the meeting.

Case Number: UDP-EV25006

EASEMENTS:

1. Obtain a letter of No Objection from the City's Public Works – Engineering Department.
Applicant REV 1 Response: This comment has been taken under advisement and the engineer's certificate shall be coordinated with city staff for approval.

Additional comments may be forthcoming at the DRC meeting and once additional/ revised information is provided on plans.

Case Number: UDP-EV25006

STORMWATER CASE COMMENTS:

Please provide a response to the following:

1. The easement proposed for vacation contains an existing stormwater outfall that serves the public drainage system. This infrastructure must remain in place to provide adequate drainage and conveyance.
Applicant REV 1 Response: The existing drainage is being proposed to be relocated and a new outfall with a larger 12" line and 5' drainage easement is proposed at the south end of the property along Las Olas. Refer to Sheet C2 which is part of our site plan package.
2. The request to vacate the easement cannot be supported as submitted, since vacation would remove the City's rights to access, maintain, and operate the stormwater facility.
Applicant REV 1 Response: The stormwater system shall be removed from the easement prior to vacation and relocated to the new proposed location and easement at the south end of the property.
3. If the applicant wishes to proceed, the outfall and associated facilities must be relocated to a location acceptable to the city. A new public easement must be dedicated over the relocated facility to preserve long-term access and maintenance rights.
Applicant REV 1 Response: The existing drainage is being proposed to be relocated and a new outfall with a larger 12" line and 5' drainage easement is proposed at the south end of the property along Las Olas. Refer to Sheet C2 which is part of our site plan package.
4. Relocation will require submission of engineering design plans, supporting drainage calculations, and permit applications for review and approval prior to construction.
Applicant REV 1 Response: This comment has been taken under advisement, and the project will comply.
5. A recorded easement dedication and as-built drawings of the relocated facility will be required before release of the existing easement can be considered.
Applicant REV 1 Response: Applicant acknowledges that the vacating resolution shall not be in full force and effect until an Engineer's Certificate is executed by the City Engineer or designee and the City Engineer's certificate confirms all existing facilities located within the vacated easement have been relocated to the satisfaction of the City of Fort Lauderdale.

Case Number: UDP-EV25006

URBAN DESIGN & PLANNING CASE COMMENTS:

Please provide a response to the following:

1. A waiver has been submitted for State Statute 166.033(1), which requires applications to be deemed approved, approved with conditions, or denied within 180 days.
Applicant REV 1 Response: Acknowledged.
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-soffice/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.
Applicant REV 1 Response: Acknowledged.
3. The proposed vacation of easement requires review and approval by the City Commission. A separate fee is required for City Commission review.
Applicant REV 1 Response: Acknowledged.
4. 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.
Applicant REV 1 Response: Acknowledged.
5. Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated.
 - a. Section 47-25.2, Adequacy Requirements
Applicant REV 1 Response: Refer to updated Narrative.
6. Provide an ALTA/NSPS Land Title Survey.
Applicant REV 1 Response: Refer to uploaded updated survey.
7. Update the sketch and legal description and narrative to reflect the vacation of the 10-foot-wide alleyway, per Ordinance No. 902.
Applicant REV 1 Response: Refer to uploaded updated sketch and legal description.
8. Per Unified Land Development Regulations (ULDR) Section 47-24.7.A.4.b, Vacation of Easement, work with the Engineering reviewer on the submission of a relocation plan to ensure existing stormwater infrastructure can be relocated.
Applicant REV 1 Response: This comment has been taken under advisement, and a plan showing the drainage relocation has been prepared for review by engineering staff.

9. 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

City of Fort Lauderdale, Department of Public Works

Igor Vassiliev, Project Manager II
954.828.5862
ivassiliev@fortlauderdale.gov

Comcast

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

Comcast

Richard Sees, Comcast Construction Specialist
954.774.9781
Richard_Sees@comcast.com

Florida Power & Light (FPL)

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

Applicant REV 1 Response: Utility letters have been requested and will be provided once obtained. At this time, we received a “No Objection Letter” from TECO, AT&T, FPL, and COMCAST. Letters are included in this submittal.

GENERAL COMMENTS

The following comments are for informational purposes.

10. If approved, the resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.
Applicant REV 1 Response: Acknowledged.