



January 13, 2026

RE: Bayview 1100 Plat - Utility Easement Abandonment
Case Number UDP-EV25007
Response to Comments

1. Please contact City's Public Works Department, dsdengpublicworks@fortlauderdale.gov, 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. **We have been unable to receive a response from the Public Works Department. From our survey of the property, it appears that only overhead lines are within the easement to be abandoned.**

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. **No objection letters have been submitted from all applicable private utilities.**

a. Provide letter of no objection from AT&T. **Please see attached Letter of No Objections from ATT.**

3. 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. **If an additional utility easement is needed, we can dedicate by the forthcoming plat or by separate instrument to FPL. We believe such an easement will not be needed as FPL is planning on setting a new pole near the Northwest corner of the property in the right-of-way. A 5 foot utility easement exists at the West line of the adjacent property and contains an existing overhead line.**

4. Additional comments may be forthcoming at the meeting. **Acknowledged.**

1. Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, April 15, 2026, 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. **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-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. **We have no documentation of any public outreach concerning this easement abandonment.**
3. The site is designated High Residential 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. **Acknowledged.**
4. The proposed request requires review and approval by the City Commission. Separate fees are required for the City Commission review. **Acknowledged.**
5. Provide a written narrative regarding the easement vacation request. Provide information on how the utilities will be provided to the parcels to the east and west (across the ROW). **Please see attached.**
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. **Acknowledged.**
7. Letters must be provided from the following utility companies: The City of Fort Lauderdale Public Works Department no objection letter was not provided. **We have been unable to receive a response from the Public Works Department. From our survey of the property, it appears that only overhead lines are within the easement to be abandoned.**
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. **No objection letters have been submitted from all applicable private utilities.**
9. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption. **Acknowledged.**



Jeff S. Hodapp, P.S.M.

