



## DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** August 8, 2023

**PROPERTY OWNER /  
APPLICANT:** Local Equity Three, LLC.

**AGENT:** Courtney Crush, Crush Law, P.A.

**PROJECT NAME:** Public Storage Vacation of Right-of-Way

**CASE NUMBER:** UDP-V23003

**REQUEST:** Vacation of Right-of-Way Review: 16-foot Wide by 98-foot Long Portion of Right-of-Way

**LOCATION:** North of SE 30th Street, west of Federal Highway, south of SE 29th Street and east of SE 4th Avenue

**ZONING:** Heavy Commercial/Light Industrial Business (B-3)

**LAND USE:** Commercial

**CASE PLANNER:** Yvonne Redding



Case Number: UDP-V23003

**CASE COMMENTS:**

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

1. Provide letters from all franchise utility providers demonstrating their interests in maintaining or no objection to the vacation of this right-of-way. Letters from City of Fort Lauderdale Public Works, Comcast and FPL have not been provided. The letters should specifically state whether the utility owners have existing facilities within the right-of-way vacation area that will need to be relocated or abandoned. A surveyed location of the utilities shall be provided for staff review. Should relocation be necessary, the full cost of relocation shall be borne by the Applicant, and the utility relocation plan shall be reviewed and approved prior to implementation.

**Response: See required no objection letters submitted herewith.**

2. 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 right-of-way have been relocated or abandoned to the satisfaction of the respective utility owners.

**Response: Understood.**

Additional comments may be forthcoming at the meeting.

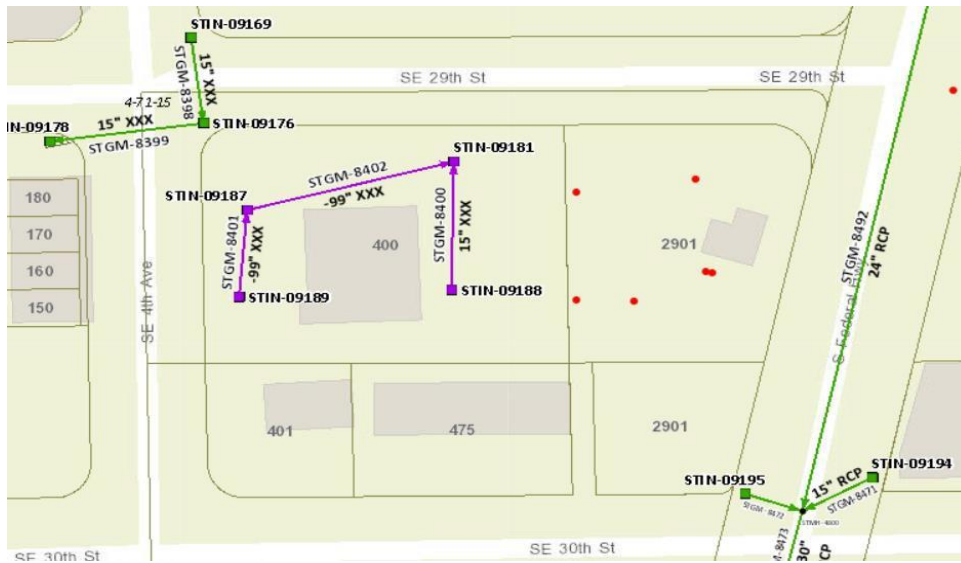


Case Number: UDP-V23003

**CASE COMMENTS:**

Please provide a response to the following:

1. As you can see there is existing stormwater infrastructure on SE 29<sup>th</sup> St and SE 4<sup>th</sup> Ave.  
**Response: Understood. See required no objection letters submitted herewith.**
2. Stormwater Operations does not have an objection to a Right of Way vacation as long as it does not impact the existing drainage system. This would include inspections, maintenance and or repair as it will become necessary throughout the asset's lifecycle.  
**Response: The vacation will not impact the existing drainage system.**





**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 2, 2023, 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. Note, the applicant did submit a waiver to the timeline requirements.

**Response: Understood.**

2. The proposed request requires review and recommendation by the Planning and Zoning Board (PZB) 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: Understood.**

3. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:

- a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
  - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
  - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.

**Response: Understood. Applicant hosted a public participation meeting and will notify the neighbors prior to PZB as required by the ULDR.**

- b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.

**Response: Understood.**

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.

**Response: Understood.**

5. Letters must be provided from the following utility companies: The City of Fort Lauderdale Public Works Department no objection letter was not provided. Letter must be provided in order to proceed to planning and Zoning Board. Contact Information is follows:

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

Igor Vassiliev, Project Manager II

(954) 828-5862

[ivassiliev@fortlauderdale.gov](mailto:ivassiliev@fortlauderdale.gov)

**Response: Letter issued by Public Works on August 3, 2023.**

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

**Response: Understood.**



**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: Written responses provided.**
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.  
**Response: Understood.**
3. Additional comments may be forthcoming at the Development Review Committee meeting.  
**Response: Understood.**



UDP-V23003 - 475 SE 30 ST.

