



AGENDA ITEM #3:

CASE	UDP-V25002		
APPLICATION TYPE	Vacation of Right-of-Way		
APPROVAL LEVEL	City Commission		
REQUEST	Vacation of Right-of-Way: Portion of NE 15 Avenue South of NE 8 Street		
APPLICANT	GO-3 Development, Inc.		
AGENT	Andrew Schein, Bilzin Sumberg Baena Price & Axelrod LLP		
GENERAL LOCATION	NE 15 Avenue at South of NE 8 Street Adjacent to 1500-1504 NE 8 Street		
ABBREVIATED LEGAL DESCRIPTION	A Portion of the Right-of-Way of NE 15 Avenue together with the 5-Foot Road Easement Shown on the "Raybohr Plat", According to the Plat thereof, as Recorded in Plat Book 93, Page 44, of the Public Records of Broward County, Florida		
ZONING DISTRICT	Residential Multifamily Mid Rise/High Medium High Density (RMM-25)		
LAND USE	Medium High Residential		
COMMISSION DISTRICT	2 - Steven Glassman		
NEIGHBORHOOD ASSOCIATION	Victoria Park Civic Association		
APPLICABLE ULDR SECTIONS	ULDR, Section 47-24.6, Vacation of Right-of-Way ULDR, Section 7-25.2, Adequacy Requirements		
NOTIFICATION REQUIREMENTS	ULDR, Section 47-27.6, Mail Notice 10 days prior to meeting ULDR, Section 47-27.6, Sign Notice 15 days prior to meeting ULDR, Section 47-27.4, Public Participation		
STATE STATUTE 166.033 EXPIRATION DATE	180-DAY EXPIRATION DATE	EXTENSION DATE	
	August 10, 2025	Waived	
ACTION REQUIRED	Approve, Approve with Conditions, or Deny		
CASE PLANNER	Yvonne Redding, Urban Planner III	<i>YMR</i>	<i>[Signature]</i>

PROJECT DESCRIPTION:

The applicant, GO-3 Development, Inc., is requesting to vacate a portion of NE 15 Avenue, located at the intersection of NE 15 Avenue and NE 8 Street along with a five(5)-foot road easement. The right-of-way along NE 15 Avenue is approximately ten (10) feet-wide by sixty-five (65) feet-long totaling approximately 719 square feet. This portion of the subject right-of-way is unimproved and not used for vehicular traffic. A related right of way vacation application is on the February 18, 2026, Planning and Zoning Board agenda, Case No. UDP-V25001, for a portion of right-of-way along NE 8 Street. A location map is provided as Exhibit 1. The sketch and legal description and survey are provided as Exhibit 2.

PRIOR REVIEWS:

The project was reviewed by the Development Review Committee (DRC) on March 11, 2025. All comments have been addressed and the DRC Comment Report with the applicant's responses is attached as Exhibit 3.

REVIEW CRITERIA:

The following criteria apply to the proposed request:

- ULDR, Section 47-24.6, Vacation of Right-of-Way
- ULDR Section 47-25.2, Adequacy Requirements

Vacation of Rights-of-Way:

Pursuant to ULDR Section 47-24.6.A.4, Vacation of Right-of-Way, an application to vacate right-of-way shall be reviewed in accordance with the specific criteria listed below. Based on the applicant's responses to the criteria, an evaluation of existing conditions, and potential future public need of the right-of-way, staff has determined that the subject application meets the criteria for vacating the right-of-way. The application and applicant's narrative response are attached as Exhibit 4.

- a. *The right-of-way or other public place is no longer needed for public purposes.*

Response: The area proposed to be vacated is not used as a public thoroughfare, and the City's Transportation and Mobility Department confirmed that there is no intention to use this area as a public thoroughfare. The area proposed to be vacated has not been used for public purposes and is not needed for public purposes.

- b. *Alternate routes if needed are available which do not cause adverse impacts to surrounding areas.*

Response: No alternate route will be needed. The proposed area to be vacated does not contain public vehicular or pedestrian infrastructure as the the subject area is used as a driveway for the existing residence on the adjacent property. This vacation will not affect public travel or adverse impacts to surrounding areas.

- c. *The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area.*

Response: The closure of this portion of the right-of-way and road easement does not affect vehicular circulation as the existing road will not be impacted. The proposed area to be vacated does not contain public vehicular or pedestrian infrastructure. The subject area is used as a driveway for residence on the property. This vacation will not affect vehicular circulation.

- d. *The closure of a right-of-way shall not adversely impact pedestrian traffic.*

Response: The proposed area to be vacated does not contain a sidewalk and it is currently part of the driveway on the property. Pedestrian circulation will not be affected.

- e. *All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.*

Response: The applicant has provided the letters of no objection from all the utility providers stating no objection to the request and there is no need for relocation of utilities.

ADEQUACY REQUIREMENTS:

The adequacy requirement criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed vacation. The City of Fort Lauderdale Public Works Department issued a n letter, dated October 17, 2025, not objecting to the vacation

request as well as the franchise utility companies issued letters of no objection, which are all attached as Exhibit 5.

PUBLIC PARTICIPATION

The vacation of right-of-way request is subject to the public participation requirements established in ULDR Section 47-27.4. The applicant held a public participation meeting with the Victoria Park Civic Association on August 28, 2025, to offer the neighborhood and surrounding property owners an opportunity to comment on the proposed right-of-way vacation. The public participation meeting summary and affidavit are provided as Exhibit 6.

In addition, this application is subject to public sign notification requirements per ULDR, Section 47-27.6. The applicant posted two signs at the east and west end of the proposed vacation areas. The public sign notice and public participation affidavit are provided as Exhibit 7.

PLANNING & ZONING BOARD REVIEW OPTIONS:

Pursuant to ULDR Section 47-24.6.3, the Planning and Zoning Board shall consider the application for vacation of right-of-way and the recommendations forwarded by the Development Review Committee, shall hear public comment on the application, and make a determination based on the following criteria:

- ULDR, Section 47-24.6, Vacation of Right-of-Way
- ULDR Section 47-25.2, Adequacy Requirements

If the Planning and Zoning Board determines that the application meets the criteria for vacation of right-of-way, the recommendation shall be forwarded to the City Commission for consideration subject to the following conditions.

1. Any unknown City infrastructure, if found within the vacated area, shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department.
2. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider.
3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. This certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.

If the Planning and Zoning Board determines that the criteria for vacation of right-of-way have not been met, the Board shall deny the application and the procedures for appeal to the City Commission as provided in Section 47-26B, Appeals, shall apply.

EXHIBITS:

1. Location Map
2. Sketch and Legal Description and Survey
3. March 11, 2025, DRC Comment Report with Applicant's Responses
4. Application and Applicants' Narrative Responses
5. October 17, 2025, City of Fort Lauderdale Public Works Department Letter and Franchise Utility Letters of No Objection
6. Public Participation Meeting Summary and Neighbor Letters of Objection
7. Public Sign Notice and Public Participation Affidavit