

CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE



CASE COMMENT REPORT

CASE NO. UDP-V25002

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

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



CASE INFORMATION

CASE	UDP-V25002
PROJECT NAME	1500 NE 8th Street Vacation 2
APPLICATION TYPE	Right-of-Way Vacation
APPROVAL LEVEL	DRC, Planning and Zoning Board, City Commission Approval
REQUEST	Vacate a 719 Square Foot area of NE 8th Street
APPLICANT	GO-3 Development, Inc.
AGENT	Andrew Schein, Lochrie & Chakas, P.A.
PROPERTY ADDRESS	1500 – 1504 NE 8th Street
ABBREVIATED LEGAL DESCRIPTION	Corner of NE 8 th Street and NE 15 th Avenue
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
SUBMITTED	February 7, 2025
COMPLETENESS ISSUED	February 11, 2025
EXPIRATION	August 10, 2025 (180 Days)
WAIVER	Not Requested
CASE PLANNER	Yvonne Redding, 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-V25002

CASE COMMENTS:

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

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.

RESPONSE: The survey is included in this resubmission.

2. Provide letters from all franchise utility providers, demonstrating their interests in maintaining or no objection to the vacation of this right-of-way. 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: The letters of no objection are included in this resubmission.

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: Acknowledged.

Additional comments may be forthcoming at the meeting.



Case Number: UDP-V25002

CASE COMMENTS:

- a. Stormwater Operations does not have any objection to the Right-of-Way Vacation of Easement for this location
- b. Currently there are no City stormwater assets at this location.





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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, August 10, 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. Failure to meet the applicable timeframe or request an extension will result in the application being denied by the City and the applicant will be required to refile a new application and fees to proceed. The applicant did not submit a waiver to the timeline requirements.

RESPONSE: Acknowledged.

2. The proposed vacation of right-of-way 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: Acknowledged.

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.
 - 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: Acknowledged. Applicant is holding a public participation meeting on August 28, 2025 and will provide the summary and affidavit to the City prior to PZB.

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: Acknowledged.

5. Letters must be provided from the following utility companies: AT&T, Comcast Cable, Florida Power & Light, TECO Gas as well as 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 Planning and Zoning Board. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to Planning and Zoning Board submittal. Contact Information for utility companies are below:



Comcast

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

Comcast

Richard Sees, 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

RESPONSE: The franchise utility letters of no objection are included in this resubmission. Applicant has been informed that Public Works no longer issues letters of no objection and that the review by Public Works/engineering is completed as part of the DRC process.

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

RESPONSE: Acknowledged.

GENERAL COMMENTS

7. Provide a written response to all Development Review Committee comments.
8. An additional follow-up coordination meeting may be required to review changes necessitated by the Development Review Committee comments. Please schedule an appointment with the project planner (954-828-6495) to review revisions.
9. Additional comments may be forthcoming at the Development Review Committee meeting.



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CASE COMMENTS:

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

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.

RESPONSE: The survey is included in this resubmission.

Comment 9/03/2025: Comment addressed. However, Survey mislabeled a 5 ft roadway easement; refer to Plat book 93 Page 44, and reflect the 5 ft plat dedication on the East side of NE 15th Ave.

RESPONSE: The revised survey is included in this resubmission.

2. Provide letters from all franchise utility providers, demonstrating their interests in maintaining or no objection to the vacation of this right-of-way. 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: The letters of no objection are included in this resubmission.

Comment 9/03/2025: Public Works no-objection letter is missing.

Water main relocation plan shall be reviewed and accepted by Public Works. Engineering reviewer waiting for response from Public Works.

RESPONSE: Pursuant to further conversations with staff, Public Works reviews the vacation request as part of the DRC process. A revised water main relocation plan has been uploaded pursuant to comments from Public Works.

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.

Additional comments may be forthcoming at the meeting.