

CITY OF FORT LAUDERDALE

# DEVELOPMENT REVIEW COMMITTEE



## CASE COMMENT REPORT

CASE NO. UDP-V25003



**CITY OF FORT LAUDERDALE**



**CASE INFORMATION**

<b>CASE</b>	UDP-V25003
<b>PROJECT NAME</b>	SW 6 <sup>th</sup> Avenue ROW Vacation
<b>APPLICATION TYPE</b>	Right-of Way Vacation
<b>APPROVAL LEVEL</b>	Development Review Committee (DRC), Planning and Zoning Board (PZB) and City Commission
<b>REQUEST</b>	Vacate a 50 foot-wide by 250 foot-long right-of-way
<b>APPLICANT</b>	JJGreco, LLC., Jon Haagenson, Joseph Albarran, Wendi Malone, and Susan Prescott
<b>AGENT</b>	Jerry Tamayo and Ryan Horland, Tripp Scott, P.A.
<b>GENERAL LOCATION</b>	North of SW 11 <sup>th</sup> Street, east of SW 8 <sup>th</sup> Avenue, west of SW 4 <sup>h</sup> Avenue, and south of SW 10 <sup>th</sup> Street
<b>ZONING DISTRICT</b>	Residential Single Family and Duplex/Medium Density (RD-15)
<b>LAND USE</b>	Medium Residential
<b>COMMISSION DISTRICT</b>	4 – Ben Sorensen
<b>NEIGHBORHOOD ASSOCIATION</b>	Tarpon River Civic Association
<b>SUBMITTAL</b>	March 7, 2025
<b>COMPLETENESS ISSUED</b>	March 19, 2025
<b>EXPIRATION</b>	September 15, 2025 (180 Days)
<b>CASE PLANNER</b>	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.



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**CASE COMMENTS:**

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

1. Provide letter from Public Works, demonstrating their interests in maintaining or no objection to the vacation of this right-of-way. The letter should specifically state whether Public Works has 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.
2. For clarification purposes, provide a sketch showing how the existing 50' Right-of-Way is going to be subdivided between the adjacent properties, once vacated.

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.



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**CASE COMMENTS:**

- a. No existing stormwater assets at this location but given the level of Stormwater Master Planning effort Citywide I will ask STW Engineering to weigh in on this parcel for the purpose of acquiring future easements. The location of this project is in Tarpon River.





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**CASE COMMENTS:**

1. The application does not provide sufficient information to justify the proposed vacation of the public right of way.
2. Additional comments may be provided upon further review.

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**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, which falls on September 15, 2025, 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.
2. The proposed project requires review and recommendation by the Planning and Zoning Board and approval by the City Commission. An updated application and fee are required for Planning and Zoning Board review, and an updated submittal is required for City Commission review. The applicant is responsible for all public notice requirements (Section 47-27).
  - a. Sign notice. Sign notice shall be given prior to the public hearing before the planning and zoning board.
  - b. Public participation meetings and notification requirements shall be adhered to, and affidavits shall be submitted:  
<https://www.fortlauderdale.gov/home/showdocument?id=8639>
  - c. Prior to the public hearing before the Planning and Zoning Board, mail notice shall be given to the owners of lands abutting a street or public place to be vacated and the owners of lands within three hundred (300) feet of those lands at least ten (10) days prior to the date set for public hearing.
3. Signoff from the City Surveyor will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
4. Letters must be provided from 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 the item being scheduled for the Planning and Zoning Board. If any facilities need to be relocated, plans satisfying with that agency must be approved prior to the Planning and Zoning Board submittal.
  - a. Contact Information for the Public Works Department is as follows:  
  
City of Fort Lauderdale, Department of Public Works  
Igor Vassiliev, Project Manager II (954) 828-5862  
[ivassiliev@fortlauderdale.gov](mailto:ivassiliev@fortlauderdale.gov)
5. The requested vacation of right-of-way does not satisfy criteria a. and d. of the vacation of right-of-way criteria requirements, of Unified Land Development Regulation, Section 47-24.6.A.4.-Criteria, based on the following:

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

The right-of-way seeking to be vacated is used by the neighborhood for pedestrian traffic and non-vehicular use and is therefore needed for a public purpose.

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

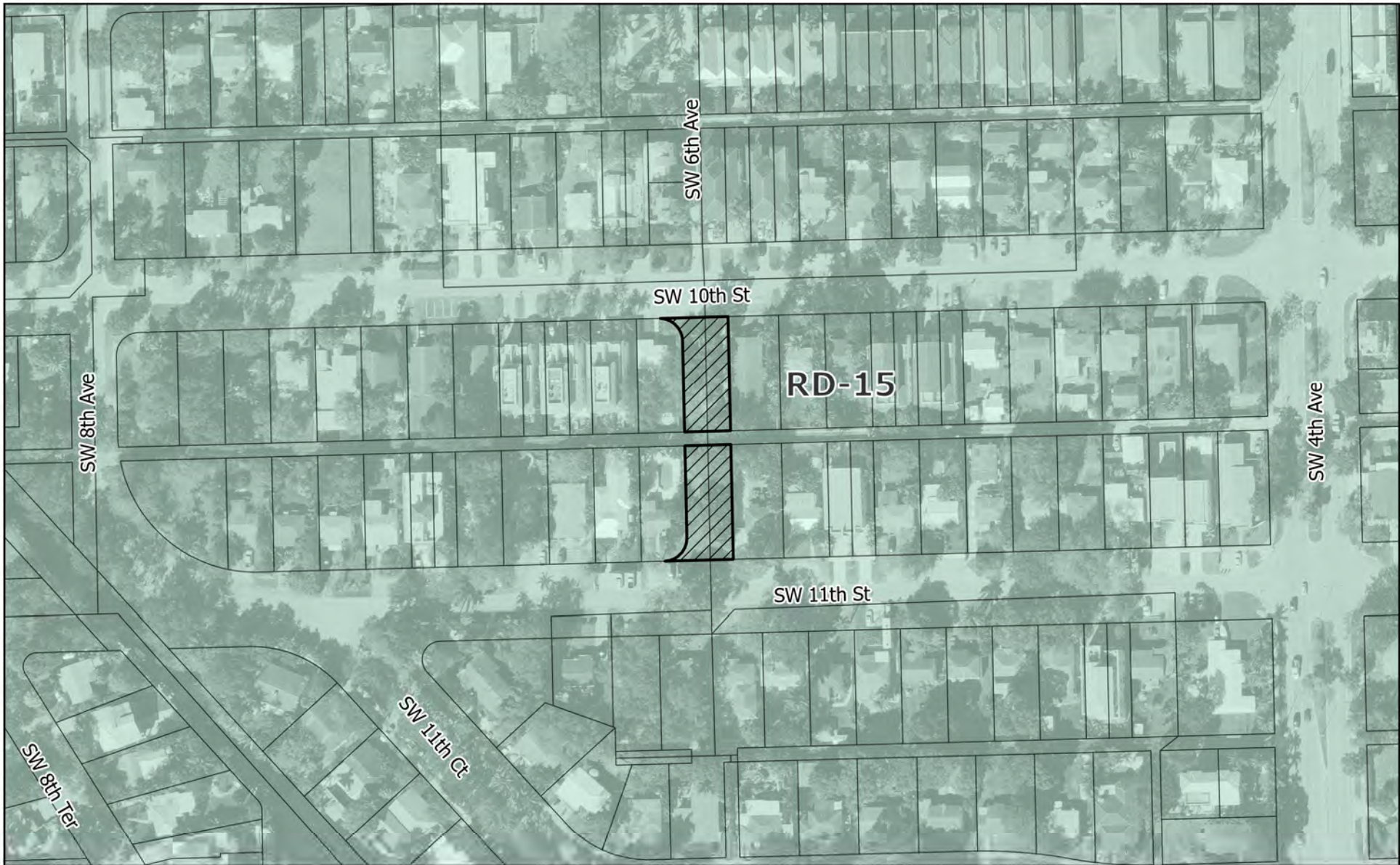


The right-of-way is used as a midblock break for pedestrians and cyclists. Because the right-of-way is used for pedestrian traffic and non-vehicular uses, the vacation of right-of-way would adversely impact pedestrian traffic, requiring residents to traverse the entirety of SE 10 Street or SW 11<sup>th</sup> Street, rather than use the existing midblock break that SW 6th Avenue provides.

#### **GENERAL COMMENTS**

The following comments are for informational purposes.

6. If approved, the ordinance approving the right-of-way vacation shall be recorded in the public records of the County within (30) days after adoption.



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**Legend**

-  Fort Lauderdale Municipal Boundary Line
-  Subject Site

