

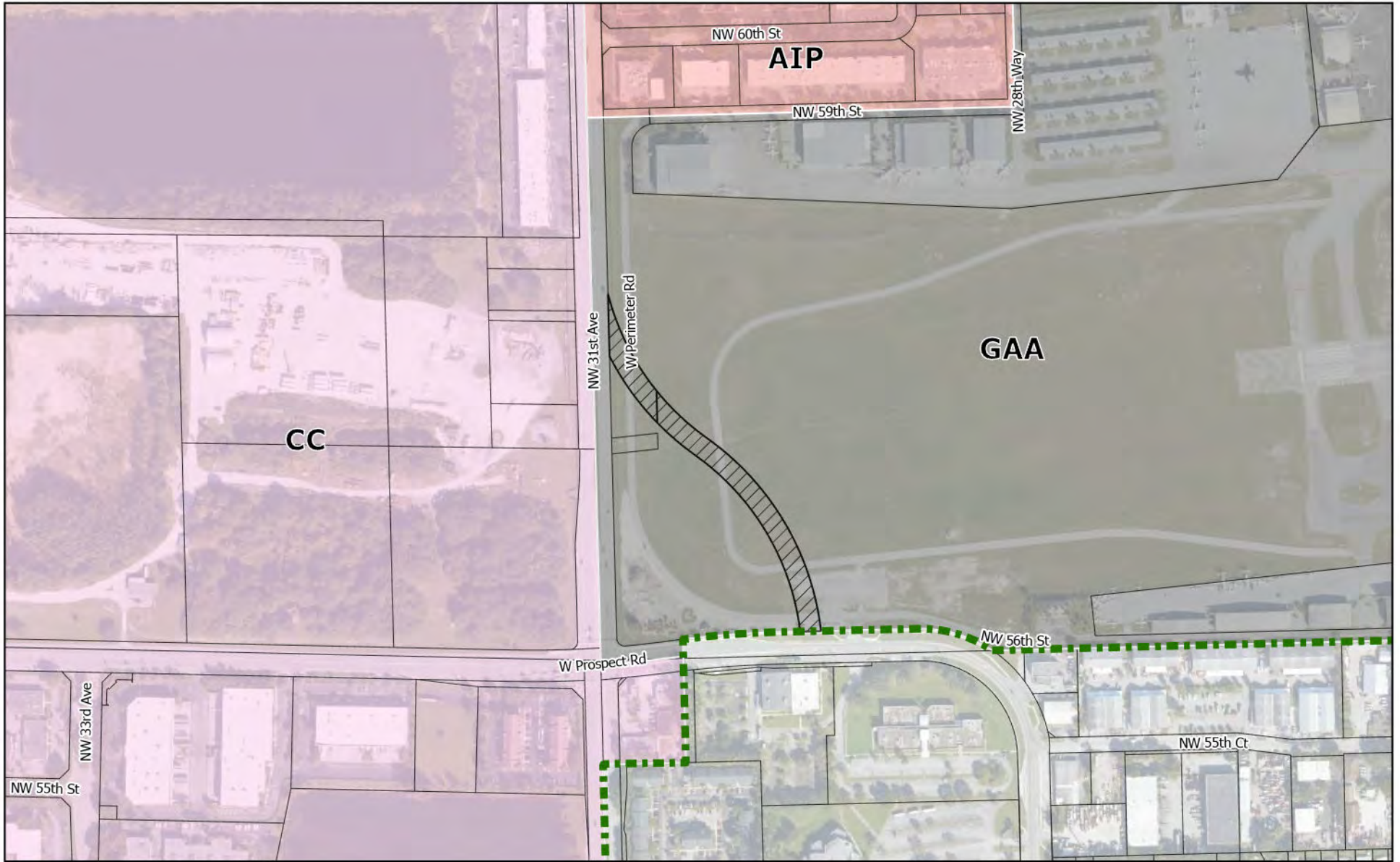
CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE





**CASE COMMENT
REPORT**

CASE NO. UDP-V26001




UDP-V26001

Legend

-  Subject Site - Approximate Location
-  Fort Lauderdale Municipal Boundary Line

600
Feet
GRAPHIC SCALE



Date Exported: 4/1/2026 11:28 AM

CASE INFORMATION

| | |
|---|---|
| CASE | UDP-V26001 |
| PROJECT NAME | Fort Lauderdale Executive Airport Westend ROW Vacation |
| APPLICATION TYPE | Vacation of Unused Right-of-Way |
| APPROVAL LEVEL | City Commission |
| REQUEST | Vacate a Sixty-six (66)-foot-wide by 688-foot-long Right-of-way |
| APPLICANT | City of Fort Lauderdale - Fort Lauderdale Executive Airport |
| AGENT | Khant Myat, Project Manager |
| PROPERTY ADDRESS | 1350 NW 55 Street |
| GENERAL LOCATION | North of Prospect Road, east of NW 31 Avenue, and south of NW 59 Street |
| ZONING DISTRICT | General Aviation Airport (GAA) District |
| LAND USE | Transportation |
| COMMISSION DISTRICT | 1 - John Herbst |
| NEIGHBORHOOD ASSOCIATION | N/A |
| SUBMITTED | March 11, 2026 |
| COMPLETENESS ISSUED | March 13, 2026 |
| STATE STATUTE 166.033 EXPIRATION | September 16, 2026 (180 Days) |
| CASE PLANNER | Jonathan D'Angelo, Urban Planner I |

REVIEWER CONTACT INFORMATION

| | | | |
|----------------------------------|-------------------|--|--------------|
| ENGINEERING | Taylor Phillips | tphillips@fortlauderdale.gov | 954-828-5868 |
| URBAN DESIGN AND PLANNING | Jonathan D'Angelo | dangelo@fortlauderdale.gov | 954-828-5193 |

RESUBMITTAL STEPS AND INSTRUCTIONS

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|-----------------------------|--|
| RESUBMITTAL | All resubmittals must be conducted through LauderBuild Plans must be flattened and reduced in file size Sheet numbers must be consistent for each version Only upload sheets containing changes |
| RESPONSES | Applicants must provide a written response to each issue Responses must specify revisions and sheet |
| ADDITIONAL DOCUMENTS | Must be provided at time of resubmittal |
| QUESTIONS | Please contact the case planner |

Engineering Review

Case: UDP-V26001

Project Name: Fort Lauderdale Executive Airport Westend ROW Vacation

Property Address: 1350 NW 55 ST, Fort Lauderdale, FL. 33309

| Discipline | Comments | Attached To | Created By | Modifications Required |
|-------------|---|-------------|-----------------|------------------------|
| Engineering | ENGINEERING CERTIFICATE Please be advised that the vacating ordinance shall not be in full force and effect until an Engineer's Certificate is executed by the Land Development Manager 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. | | Taylor Phillips | Yes |
| Engineering | FRANCHISE UTILITY NO OBJECTION LETTERS 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 or not the franchise utility providers have existing facilities! within the right of way vacation area that will need to be relocated or abandoned. | | Taylor Phillips | Yes |
| Engineering | PUBLIC WORKS NO OBJECTION LETTER Please contact City's Public Works Department, dsdeng-publicworks@fortlauderdale.gov, for stormwater infrastructure, and water and sewer utilities, to verify and determine whether there are any public utilities present within the right of way 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. | | Taylor Phillips | Yes |
| Engineering | SIGNED AND SEALED SURVEY Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This 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. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. If any encumbrances are found in the property, provide a copy of the recorded documents accordingly (i.e. easements, agreements, etc). | | Taylor Phillips | Yes |

Urban Design & Planning Review

Case: UDP-V26001

Project Name: Fort Lauderdale Executive Airport Westend ROW Vacation

Property Address: 1350 NW 55 St, Fort Lauderdale, FL. 33309

| Discipline | Comments | Attached To | Created By | Modifications Required |
|---------------------------|---|-------------|-------------------|------------------------|
| Urban Design and Planning | <p>1. General Comments</p> <p>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. The ordinance approving the right-of-way vacation shall be recorded in the public records of the County within (30) days after adoption.</p> | | Jonathan D'Angelo | Yes |
| Urban Design and Planning | <p>1. General Comments</p> <p>The proposed vacation of right-of-way requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee are required for both Planning and Zoning Board review and for City Commission review.</p> | | Jonathan D'Angelo | Yes |
| Urban Design and Planning | <p>1. General Comments</p> <p>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:</p> <p>a. Prior to submitting an application to the Planning and Zoning Board (PZB), the applicant shall:</p> <p>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: https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-associations; and,</p> <p>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.</p> <p>b. The applicant shall conduct the public participation meeting(s) a minimum of thirty (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 as part of the administrative case file record. A minimum of</p> | | Jonathan D'Angelo | Yes |

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| | ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. | | | |
| Urban Design and Planning | <p>1. General Comments Pursuant to the State Statute 166.033(1) applications must be deemed approved, approved with conditions, or denied within 180 days, 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.</p> | | Jonathan D'Angelo | Yes |
| Urban Design and Planning | <p>2. ULDR Criteria Indicate the project's compliance with the following ULDR sections by providing a point-by-point narrative response, on letterhead, with date and author indicated. • Section 47-24.6.A.4, Vacation of Rights-of-Way Criteria</p> | | Jonathan D'Angelo | Yes |
| Urban Design and Planning | <p>3. Advisory Comments Additional comments may be forthcoming after next review of new plans and written comment responses.</p> | | Jonathan D'Angelo | Yes |
| Urban Design and Planning | <p>3. Advisory Comments 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 at (954-828-5193) to review revisions.</p> | | Jonathan D'Angelo | Yes |
| Urban Design and Planning | <p>3. Advisory Comments Provide a written response to all Development Review Committee comments.</p> | | Jonathan D'Angelo | Yes |
| Urban Design and Planning | <p>3. Advisory Comments If any facilities need to be relocated, plans satisfactory with that agency must be approved prior to Planning and Zoning Board submittal.</p> | | Jonathan D'Angelo | Yes |
| Urban Design and Planning | <p>3. Advisory Comments If any easements are required, legal and easement documents must be provided prior to item being scheduled for Planning and Zoning Board.</p> | | Jonathan D'Angelo | Yes |
| Urban Design and Planning | <p>3. Advisory Comments Letters of no objection 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.</p> | | Jonathan D'Angelo | Yes |

Contact Information for utility companies are below:

AT&T
Carlos Lozano, Manager

| Discipline | Comments | Attached To | Created By | Modifications Required |
|------------|---|-------------|------------|------------------------|
| | <p>561.310.5185 CL448E@att.com</p> <p>City of Fort Lauderdale, Department of Public Works Igor Vassiliev, Project Manager II 954.828.5862 ivassiliev@fortlauderdale.gov</p> <p>Comcast Ricardo Davidson, Construction Supervisor RicardoA_Davidson@cable.comcast.com</p> <p>Comcast Richard Sees, Construction Specialist 954.774.9781 Richard_Sees@comcast.com</p> <p>Florida Power & Light (FP&L) Daniel Torres, Associate Engineer 954.717.2063 Daniel.Torres@fpl.com</p> <p>TECO-Peoples Gas Joan Domning, Specialist Distribution Engineering 813.275.3783 JDomning@tecoenergy.com</p> | | | |