



# DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

**MEETING DATE:** May 23, 2023

**PROPERTY OWNER /  
APPLICANT:** Integra Real Estate, LLC.

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

**PROJECT NAME:** The Mile Hotel, East

**CASE NUMBER:** UDP-V23001

**REQUEST:** Vacation of Right-of-Way: 20-foot Wide by 70-foot  
Long portion of East-West Alley

**GENERAL  
LOCATION:** North of Oakland Park Boulevard, west of NE 32nd  
Avenue, south of NE 32nd Street and east of NE 33rd  
Avenue

**ZONING:** Community Business District (CB)

**LAND USE:** Commercial

**CASE PLANNER:** Nancy Garcia



Case Number: UDP-V23001

**CASE COMMENTS:**

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

1. Per ULDR Section 47-24.1.J, provide written documentation that right-of-way to be considered for vacation meets the City's development review criteria of ULDR Section 47-24.6.A.4 (Vacation of Right-of-Way).
2. Provide letters from all franchise utility providers, including Public Works as appropriate, 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.
3. Letters from City of Fort Lauderdale Public Works, Comcast and FPL have not been provided. AT&T and City of Fort Lauderdale Public Works have known facilities within the right-of-way. Please be advised that prior to Engineer certificate being executed, letters from the utility's owners indicating relocation/removal of their facilities and any easement requirements have been completed/ recorded to their satisfaction shall be provided to the City Engineer or designee.
  - a. A relocation plan will be required as well as a public works no objection letter.
4. 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.
5. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Rights-of-Way approval process, including Utility Easement(s) that allow the City perpetual maintenance access to existing public sewer, storm drain, and water infrastructure, and Access Easement(s) that mitigate an otherwise dead-end Alley condition.

Additional comments may be forthcoming at the meeting.



Case Number: UDP-V23001

**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, October 11, 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. 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.
1. 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.
2. 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 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: <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/office-of-neighbor-support/neighborhood-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 meet
  - 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 Development Services Department, 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.
3. Corresponding Application Case Number UDP-S23021 is being processed simultaneously. If the Site Plan is dependent of the land area of the vacated alleyway to meet ULDR requirements, the alley vacation application will have to be approved prior to the site plan application or become a condition of approval for building permit issuance for Case Number UDP-S23021.
4. As provided, the Letters of No Objections provided with this submittal have all been signed by a representative from Craven Thompson & Associates, Inc. instead of the appropriate utility companies 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 PZB. 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:

**AT&T**

Greg Kessell, Design Manager (561) 699-8478  
[G30576@att.com](mailto:G30576@att.com)

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

Igor Vassiliev, Project Manager II (954) 828-5862  
[ivassiliev@fortlauderdale.gov](mailto:ivassiliev@fortlauderdale.gov)

**Comcast**

Patesha Johnson, Permit Coordinator (754) 221-1339  
[Patesha\\_Johnson@comcast.com](mailto:Patesha_Johnson@comcast.com)

**Florida Power & Light (FP&L)**

Tim W. Doe, Engineer II (954) 717-2148  
[Tim.W.Doe@fpl.com](mailto:Tim.W.Doe@fpl.com)

**TECO-Peoples Gas**

Joan Domning, Specialist (813) 275-3783  
[JDomning@tecoenergy.com](mailto:JDomning@tecoenergy.com)

5. AT&T and City of Fort Lauderdale Public Works have known facilities within the right-of-way. Please be advised that prior to the Engineering Certificate being executed, letters from the utility's owners indicating relocation/ removal of their facilities and any easement requirements have been completed/ recorded to their satisfaction shall be provided to the City Engineer or designee. A relocation plan will be required as well as a Public Works no objection letter.
6. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Rights-of-Way approval process, including Utility Easement(s) that allow the City perpetual maintenance access to existing public sewer, storm drain, and water infrastructure, and Access Easement(s) that mitigate an otherwise dead-end alley condition.
7. 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.
8. The ordinance approving the right-of-way vacation shall be recorded in the public records of the County within (30) days after adoption.

**GENERAL COMMENTS**

1. Additional comments may be forthcoming at the Development Review Committee (DRC) meeting. Please provide a written response to all DRC comments after comments have been received.
2. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to submitting your plans for Final DRC sign-off, please schedule an appointment with the case planner Nancy Garcia (Email: [Ngarcia@fortlauderdale.gov](mailto:Ngarcia@fortlauderdale.gov), Phone: 954.828.8958) to review project revisions.





# UDP-V23001 - The Mile Hotel, East - 3200 NE 32 ST

