



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/10/2022

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only completed the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A

APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

☐ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) - New nonresidential less than 5000 square feet - Change of use (same impact or less than existing use) - Plat note/Nonvehicular access line amendment - Administrative site plan - Amendment to site plan* - Property and right-of-way applications (MOTs, construction staging) - Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, G	☐ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) - New Nonresidential 5,000 square feet or greater - Residential 5 units or more - Nonresidential use within 100 feet of residential property - Redevelopment proposals - Change in use (if great impact than existing use) - Development in Regional Activity Centers (RAC)* - Development in Uptown Project Area* - RAC signage COMPLETE SECTIONS B, C, D, E, F	☐ LEVEL III PLANNING AND ZONING BOARD (PZB) - Conditional Use - Parking Reduction - Flex Allocation - Cluster / Zero Lot Line - Modification of Yards* - Waterway Use - Mixed Use Development - Community Residences* - Social Service Residential Facility (SSRF) - Medical Cannabis Dispensing Facility* - Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	☐ LEVEL IV CITY COMMISSION (CC) - Land Use Amendment - Rezoning - Plat Approval - Public Purpose Use - Central Beach Development of Significant Impact* - Vacation of Right-of-Way City Commission Review Only (review not required by PZB) - Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
☐ EXTENSION - Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	☐ DEFERRAL - Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	☐ APPEAL/DE NOVO - Appeal decision by approving body - De Novo hearing items COMPLETE SECTIONS B, C, H	☐ PROPERTY AND ROW ITEM - Road closures - Construction staging plan - Revocable licenses COMPLETE SECTIONS B, C, E

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B

APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/Property Owner Address City, State, Zip Phone Email Proof of Ownership	1835 E HALLANDALE BEACH BLVD, SUITE 340	Authorized Agent Address City, State, Zip Phone Email Authorization Letter	
Applicant Signature:		Agent Signature:	

C

PARCEL INFORMATION

Address/General Location Folio Number(s) Legal Description (Brief) City Commission District Civic Association	CROISSANT PARK DIXIE CUT-OFF SEC 6-5 B LOT 5 & W 8 OF ABUT VAC ALLEY LESS W 25 FOR ST LOT 6 & 8 OF ABUT VAC ALLEY & N1/2 OF ABUT SE 31 ST DESC IN OR 13380/436 LESS W 25 FOR ST BLK D-11
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D

LAND USE INFORMATION

Existing Use Land Use Zoning Proposed Proposed Land Use Proposed Zoning	Applications requesting land use amendments and rezonings.
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E

PROJECT INFORMATION

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name Project Description (Describe in detail) Estimated Project Cost Waterway Use Flex Units Request Commercial Flex Acreage Residential Uses Single Family Townhouses Multifamily Cluster/Zero Lot Line Other Total (dwelling units)	\$ (Estimated total project cost including land costs for all new development applications only)	Traffic Study Required Parking Reduction Public Participation Non-Residential Uses Commercial Restaurant Office Industrial Other Total (square feet)	
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November 10, 2022

VIA LAUDERBUILD

URBAN DESIGN & PLANNING DIVISION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CITY OF FORT LAUDERDALE
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311

RE: Site Plan Level IV Review: Utility Easement Vacation for 3020 16-foot Utility Easement Vacation ULDR Narrative

On behalf of AIRPARK EXECUTIVE LLC (“Developer”), owner of the property located at 3020 South Federal Highway Fort Lauderdale, FL 33316, Folio Nos. 504222070690; 504222070700 (the “Property”). We are respectfully requesting to vacate a 16-foot wide utility easement bifurcating the Property. The easement is as recorded by Ordinance No. C-86-29, ORB 13390, PG. 438, B.C.R. The easement to be vacated currently contains Florida Power & Light (“FP&L”) utilities which will be relocated as part of the proposed site plan for the Property. This easement vacation is to be processed concurrently with a Site Plan Level III application (Case No. UDP-S22064) for a self-storage facility with a parking reduction at the Property.

Provided below is the point-by-point analysis demonstrating the request meets the criteria for a vacation of easement pursuant to ULDR Sec. 47-24.7, Criteria for Vacation of Easement, and Sec. 47-25.2. Adequacy Requirements.

Sec. 47-24.7. - Vacation of easement.

A. Vacation of easement (city commission).

1. *Applicant.* The applicant shall be the owner of property subject to public easement sought to be vacated or the city.

RESPONSE: The Applicant owns the subject property located at 3020 South Federal Highway Fort Lauderdale, FL 33316. The utility easement vacation is required for the development of the 3020 South Federal Highway Cubesmart project (Case No. UDP-S22064).

2. *Application.* An application for a vacation of easement shall be made to the department, and shall include a legal description of the easement or portion thereof proposed to be vacated and written consent executed by every utility company with existing utilities or a right to locate such utilities within the easement.

RESPONSE: The utility easement is more specifically identified in the survey and drawings included in this application. A no objection letter with conditions from FP&L has been obtained. Letters of no objection from the remaining franchised utility companies will be provided once obtained.

3. *Review process.*

- a. An application shall be submitted to the development review committee for review to consider if the application meets the criteria for a vacation of easement.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

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401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

- b. The DRC shall prepare a report to be included with the application regarding existing utilities within the easement and whether the criteria have been met.
- c. The DRC shall forward its recommendation for a vacation of an easement to the city commission.
- d. During a regular public meeting, the city commission consider the application and the record and recommendations forwarded by the DRC and shall hear public comment on the application.
- e. If the city commission determines that the application meets the criteria for vacation, the city commission shall approve the vacation. If the city commission determines that the proposed development or use does not meet the criteria, the city commission shall deny the vacation.
- f. Approval of a vacation of an easement shall be by resolution adopted by the city commission.

RESPONSE: Acknowledged and will comply.

- 4. *Criteria.* An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:
 - a. The easement is no longer needed for public purposes.

RESPONSE: If required, the utility easement will be relocated on the Property. Once the utilities are relocated, the subject easement vacation area will not be needed for public utility purposes.

- b. All utilities located within the easement 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 portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same.

RESPONSE: If required, all utilities currently located within this easement area will be relocated pursuant to a relocation plan developed with the affected franchise utility company. The Applicant will obtain letters of no objection from all required utility companies.

- 5. *Appeal.* If an application for vacation is denied by the city commission, the applicant may appeal the decision in accordance with the procedures provided in Section 47-26B, Appeals.

RESPONSE: Acknowledged.

- 6. *Effect upon approval.* The resolution approving a vacation of easement shall be recorded in the public records of the county within thirty (30) days after adoption. The resolution may provide for the retention of a utility or other type of easement needed by the city, and may have a delayed effective date in order that any necessary conditions relating to the vacation may be made.

RESPONSE: Acknowledged.

Section 47-25.2 – Adequacy Requirements

- A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
- B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's

communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

RESPONSE: Not applicable. The proposed utility easement vacation does not interfere with the City's communication network.

- C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: Not applicable. The easement vacation will not affect current stormwater management facilities.

- D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: Not applicable. The proposed utility easement vacation does not impact environmentally sensitive lands.

- E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

RESPONSE: Not applicable. Refer to site plan application (Case No. UDP-S22064).

- F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

RESPONSE: Not applicable. Refer to site plan application (Case No. UDP-S22064).

- G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

RESPONSE: Not applicable. Refer to site plan application (Case No. UDP-S22064).

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. *Potable water facilities.*
 - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
 - b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
 - c. Where the county is the projected service provider, a similar written assurance will be required.

RESPONSE: Not applicable. The easement vacation does not impact potable water facilities.

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

RESPONSE: Not applicable. The easement vacation does not impact sanitary sewer facilities.

- J. *Schools.* For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

RESPONSE: Not applicable. The easement vacation does not impact public school facilities.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

RESPONSE: Not applicable. Refer to site plan application (Case No. UDP-S22064).

- L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

RESPONSE: Not applicable. The easement vacation does not affect stormwater facilities.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.
2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.
3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are

not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half ($\frac{1}{2}$) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half ($\frac{1}{2}$) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

RESPONSE: Not applicable. Refer to site plan application.

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

RESPONSE: Not applicable. Refer to site plan application.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

RESPONSE: Not applicable. The proposed easement vacation does not impact pedestrian facilities. Refer to site plan application (Case No. UDP-S22064).

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

RESPONSE: Not applicable. The easement is located within the Property and is not located on a primary arterial street.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

RESPONSE: Not applicable. Refer to site plan application (Case No. UDP-S22064).

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

RESPONSE: Not applicable. Refer to site plan application (Case No. UDP-S22064).

N. *Wastewater.*

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

RESPONSE: Not applicable. Refer to site plan application (Case No. UDP-S22064).

- O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

PROJECT:

3020 16' ESMT
UTILITY EASEMENT
VACATION

UDP-EV
3020 S Federal Hwy, Fort Lauderdale, FL

OWNER:

AIRPARK EXECUTIVE LLC

LEGAL DESCRIPTION

Lots 5 and 6 less the west 25 feet thereof and lots 7 and 8 in block D-11, Dixie cut-off section of Croissant Park, according to the plat thereof as recorded in Plat Book 6, at page 5, of the Public Records of Broward County, Florida. Together with portion of vacated alley in Block D-11 as described in ordinance filled in official records book 13390, page 438, as to Lots 5,6,7 and 8, together with portion of vacated S.E. 31st street as described in ordinance filed in Official Records Book 13390, page 436, as to lots 6,7 and 8, all of the Public Records of Broward County, Florida.

DRC SHEET INDEX

	COVER SHEET
	SURVEY
	PLAT
X6b	CONTEXT MAP
X6b.0	VACATION EXHIBIT

PROJECT TEAM

LAND USE ATTORNEY

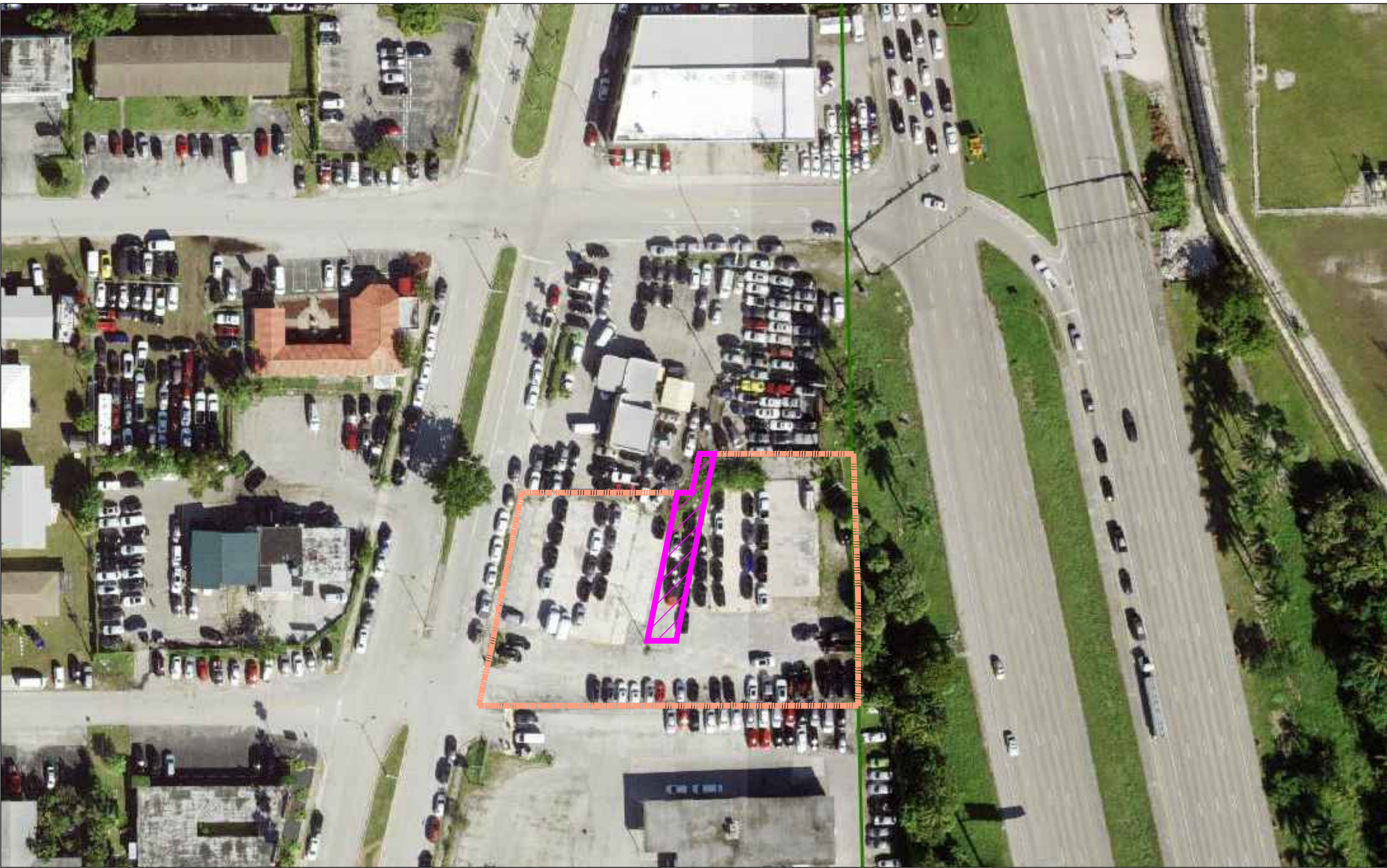
STEPHANIE TOOTHAKER
401 E Las Olas Blvd Ste 130-154
Fort Lauderdale, FL
954.648.9376

CIVIL ENGINEER/ LAND PLANNER

FLYNN ENGINEERING SERVICES, PA
241 Commercial Blvd., LBTS, FL
954.522.1004

PROJECT TEAM

AT&T	FP&L
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PUBLIC WORKS	TECO
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ivassiliev@fortlauderdale.gov	jdomning@tecoenergy.com
COMCAST	
PATESHA JOHNSON	
754.221.1339	
patesha_johnson@comcast.com	



AERIAL MAP
N.T.S

50T-42R-22S



LOCATION SKETCH
N.T.S

EASEMENT
LOCATION



FLYNN
ENGINEERING

241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

SCALE:	PROJ PLNR:	PROJ ENGR:
AS SHOWN	SROD	SHG
JOB NO:	PLOT DATE:	APPR. BY:
22-1726.00	10/12/2022	JMF

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **3020 S. FEDERAL HIGHWAY, FORT LAUDERDALE, FL.**

LEGEND:

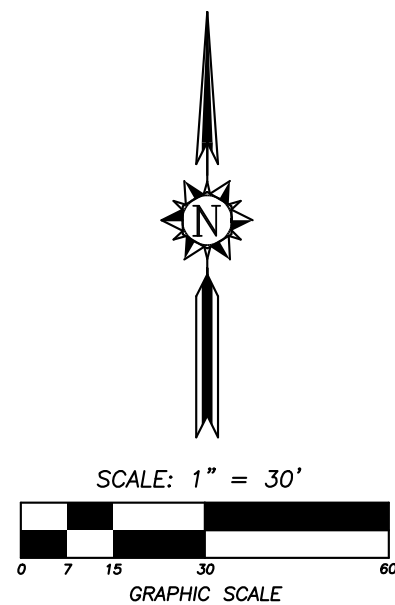
B.C.R. BROWARD COUNTY RECORDS
L.B. LICENSED BUSINESS
P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
ID. IDENTIFICATION
P.I. POINT OF INTERSECTION
C1 CURVE No. 1
-OH- OVERHEAD WIRES
(C) CALCULATED
(P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
(R) DENOTES INFORMATION BASED ON RECORD DATA
C CENTERLINE
⊙ SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
⊙ SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
+ SIGN
+ METAL LIGHT POLE
+ CLEANOUT
+ METAL POLE
+ CONCRETE LIGHT POLE
+ WATER METER
+ SANITARY SEWER MANHOLE
+ WOOD POWER POLE
+ WOOD LIGHT POLE
+ BREAK IN SCALE
△ VIEW 1
+ LIMITED ACCESS LINE
NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT. TRAVERSE POINT
PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
INV. INVERT
EL. ELEVATION
TR 304 TREE NUMBER 304
270 STRUCTURE NUMBER 270
1.2 SURFACE ELEVATION
⊙ STORM DRAIN MANHOLE

CURVE TABLE (C)				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	
C1	39.70'	25.00'	90°59'00"	
C2	5.83'	25.00'	13°21'09"	

TREE TABLE					
TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
304	MEXICAN FAN PALM	12"		15'	5'
305	MEXICAN FAN PALM	10"		10'	3'
306	UNKNOWN	12"	20'	20'	
307	UNKNOWN	12"	20'	20'	
308	UNKNOWN	12"	20'	20'	
309	UNKNOWN	12"	20'	20'	
310	MEXICAN FAN PALM	10"		8'	3'
311	MEXICAN FAN PALM	10"		12'	5'
312	MEXICAN FAN PALM	8"		5'	3'
409	UNKNOWN	12"	20'	20'	
524	UNKNOWN	36"	40'	50'	

SANITARY SEWER STRUCTURE AS-BUILTS					
NUMBER	RIM EL.	INV. EL.	BOTTOM EL.	PIPE SIZE & TYPE	
270	*14.09'	*7.23' (N), 6.43' (S), 6.73' (E), 6.51' (W)	*6.53'	*8" PVC (N), 8" PVC (S), 8" PVC (E), 8" PVC (W)	
277	*14.39'	*5.23' (E), 5.24' (W)	*5.29'	*8" PVC (E), 8" PVC (W)	
278	*14.21'	*7.91' (N), 8.73' (S)	*6.19'	*8" PVC (N), 8" PVC (S)	
281	*12.95'	*7.61' (W)	*7.43'	*8" PVC (W)	
402	*13.09'	*6.46' (N), 6.46' (W)	*6.11'	*8" PVC (N), 8" PVC (W)	

DRAINAGE STRUCTURE AS-BUILTS					
NUMBER	RIM EL.	INV. EL.	BOTTOM EL.	PIPE SIZE & TYPE	
267	*14.17'	*8.81' (N), 9.31' (S), 8.85' (E), 8.67' (NW)	*8.69'	*24" RCP (N), 24" RCP (S), 12" RCP (E), 12" RCP (NW)	
274	*14.38'	*9.15' (N), 9.47' (S), 9.28' (NE), 9.97' (W)	*9.03'	*24" RCP (N), 24" RCP (S), 12" RCP (NE), 12" RCP (W)	



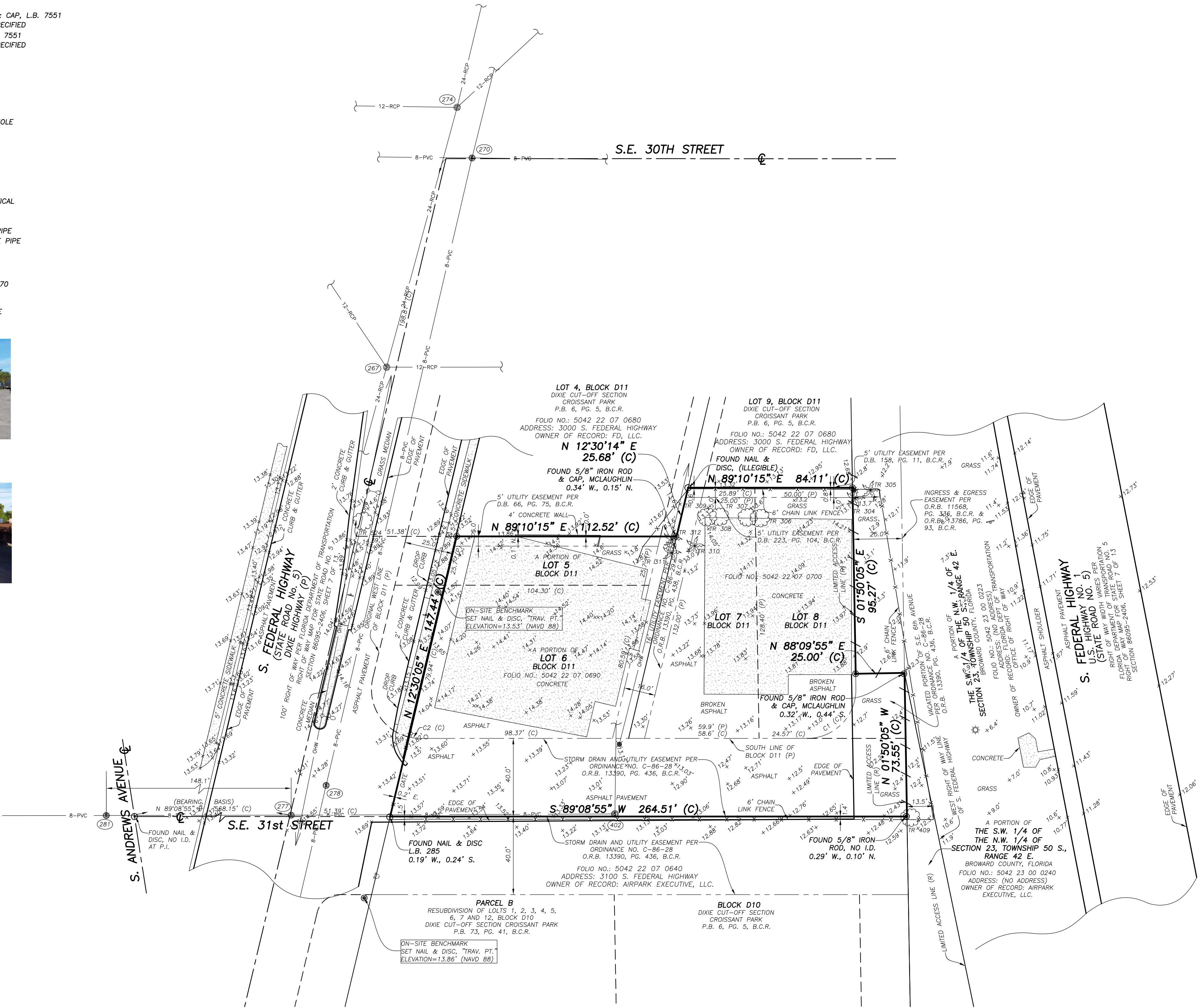
LOCATION MAP
NOT TO SCALE



VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 5 AND 6 LESS THE WEST 25 FEET THEREOF AND LOTS 7 AND 8 IN BLOCK D-11, DIXIE CUT-OFF SECTION OF CROISSANT PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH PORTION OF VACATED ALLEY IN BLOCK D-11 AS DESCRIBED IN ORDINANCE FILED IN OFFICIAL RECORDS BOOK 13390, PAGE 438, AS TO LOTS 5, 6, 7 AND 8, TOGETHER WITH PORTION OF VACATED S.E. 31ST STREET AS DESCRIBED IN ORDINANCE FILED IN OFFICIAL RECORDS BOOK 13390, PAGE 436, AS TO LOTS 6, 7 AND 8, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°08'55"E., ALONG THE CENTERLINE OF S.E. 31ST STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0559 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP REVISED DATE: AUGUST 18, 2014.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
9. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4270) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
10. THE PROPERTY SHOWN HEREON CONTAINS 0.82 ACRES (35,746 SQUARE FEET), MORE OR LESS.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
13. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
14. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF FORT LAUDERDALE BENCHMARK "SE 445" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A MAG NAIL IN BRASS DISC SET ON TOP OF CURB OF WEST SIDE MEDIAN LOCATED AT S.E. 6TH AVENUE, 164 FEET SOUTH OF THE CENTERLINE OF S.E. 30TH STREET. ELEVATION=14.265'.
15. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE, BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

APOLLO CONSTRUCTION COMPANY, LLC.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecssurveyors.com

Digitally signed by Javier De La Rocha
Date: 2022.08.26
13:17:00 -04'00'

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



34600 FAIRPLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 5 & 6 LESS THE WEST 25 FEET THEREOF AND LOTS 7 & 8 IN BLOCK D11
DIXIE CUT-OFF SECTION OF CROISSANT PARK PG. 6, PG. 5, B.C.R. TOGETHER WITH A PORTION OF VACATED S.E. 31ST STREET TOGETHER WITH A PORTION OF S.E. 30TH STREET
3020 S. FEDERAL HIGHWAY FORT LAUDERDALE, FL 33316

APOLLO CONSTRUCTION
CLIENT: COMPANY LLC

DATE: 08/24/22

DRAWN BY: J.E.C.

CHECKED BY: JDLR

LAST FIELD DATE: 08/23/22

REVISIONS

JOB NO.
ECS3154

SHEET NO.
01

OF

01

39122

PLAN OF DIXIE CUT-OFF SECTION CROISSANT PARK

IN $N\frac{1}{2}$ OF $NE\frac{1}{4}$ OF $SE\frac{1}{4}$ AND IN $S\frac{1}{2}$ OF $SE\frac{1}{4}$ OF $NE\frac{1}{4}$ OF $NE\frac{1}{4}$
SEC. 22, TWP. 50-S, RANGE 42-E.
BROWARD CO., FLORIDA.

Scale 1"=100'

KNOW ALL MEN BY THESE PRESENTS:

That R.V. Waters, a single man, owner of the following described lands; - the $N\frac{1}{2}$ of the $NE\frac{1}{4}$ of $SE\frac{1}{4}$ and $S\frac{1}{2}$ of $S\frac{1}{2}$ of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ and $E\frac{1}{2}$ of $N\frac{1}{2}$ of $S\frac{1}{2}$ of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ all being in Sec. 22, Twp. 50-S, Range 42-E., excepting from the above such part of said lands as are comprised in the boundaries of the Right of Way of the Florida East Coast Railway and the Right of Way of the Dixie Highway, all being and lying in Broward County Florida, has caused to be made the attached plat of said described property, subdivided into lots, blocks, streets, avenues, alleys, and parkways in the manner shown;

That all streets, avenues, alleys, and parkways shown on the attached plat are hereby dedicated to the perpetual use of the public as thoroughfares.

In Witness Whereof, I have hereto set my hand and affix my seal, this 30 day of January, A.D. 1925.

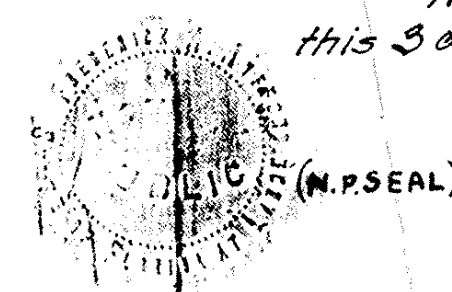
Witness: *J. A. Gifford*
M. H. Gifford

R. V. Waters

STATE OF FLORIDA
COUNTY OF BROWARD

Before me this day personally appeared R.V. Waters, a single man, who being duly sworn, acknowledged that he executed the foregoing instrument of dedication freely and voluntarily for the purpose therein set forth.

Witness my hand and official seal at Fort Lauderdale, Broward County, Florida, this 30 day of January A.D. 1925.



J. A. Gifford
Notary Public State of Florida

My Commission Expires September 24, 1927 EXP. 9-26-27

STATE OF FLORIDA
COUNTY OF BROWARD

I, H.C. Davis, a Civil Engineer, registered under the laws of the State of Florida, do hereby certify that the attached is a correct plat of the subdivision of the DIXIE CUT-OFF SECTION OF CROISSANT PARK.

That all dimensions and angles shown on the plat were made on the ground and are true and correct to the best of my knowledge and belief.

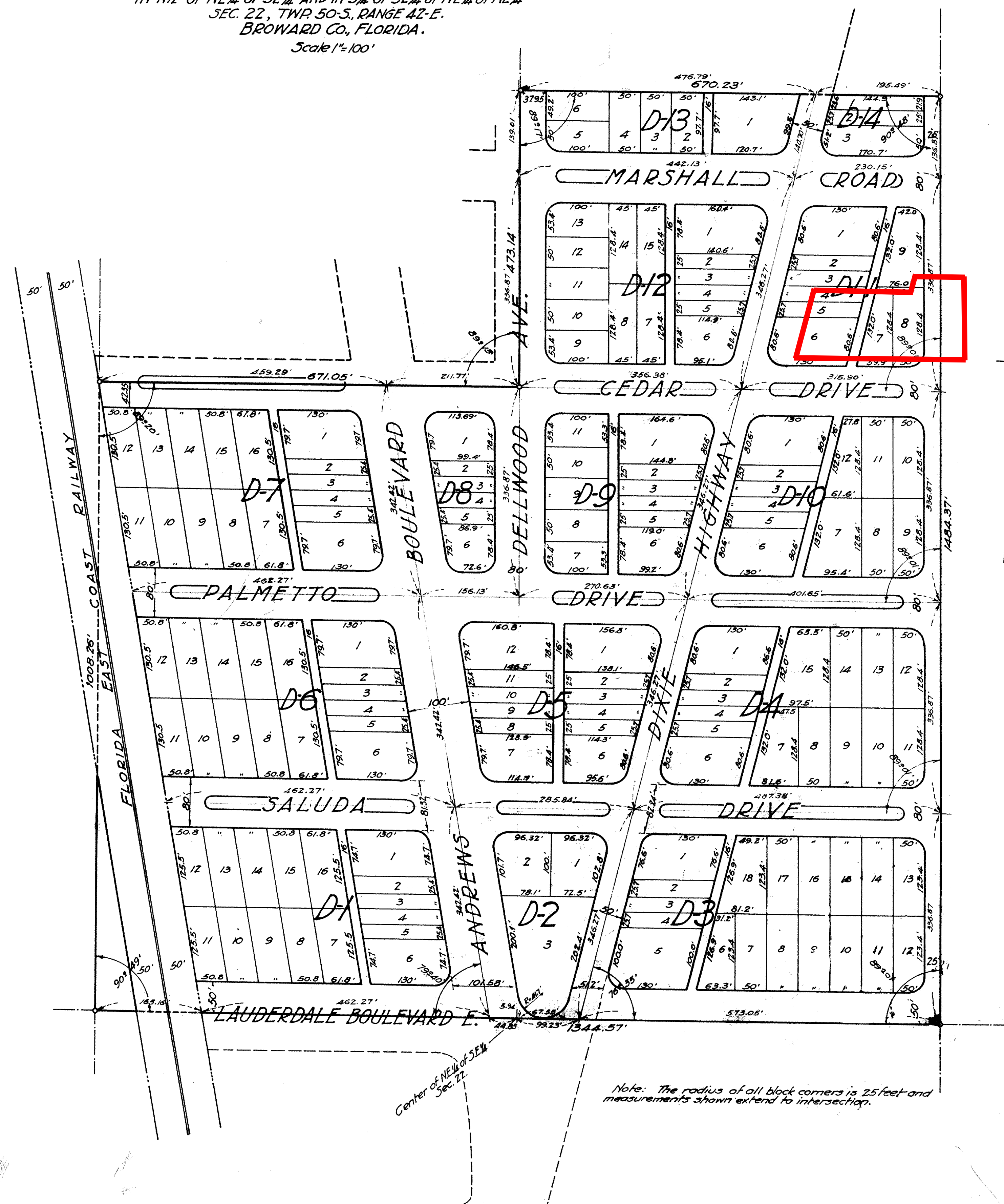
In Witness Whereof, I hereto set my hand and seal, this 30 day of January, A.D. 1925.

H. C. Davis
STATE OF FLORIDA REGISTERED NO. 48.

Approved for record,

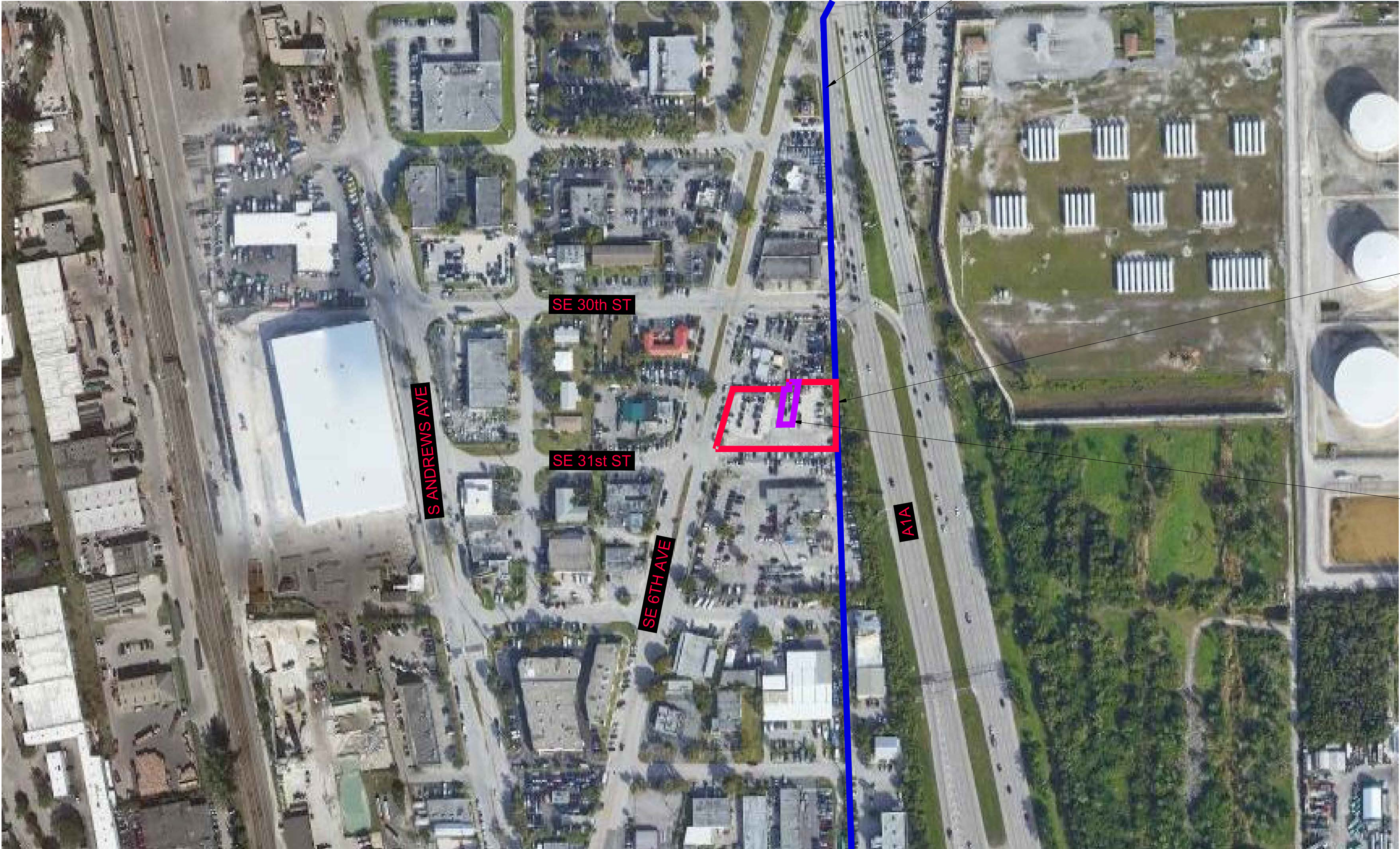
H. C. Davis
County Engineer
Broward County, Fla.

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument was recorded in book 6, page 11 of 18
day of January, 1925
at Fort Lauderdale, Florida
Deputy Clerk

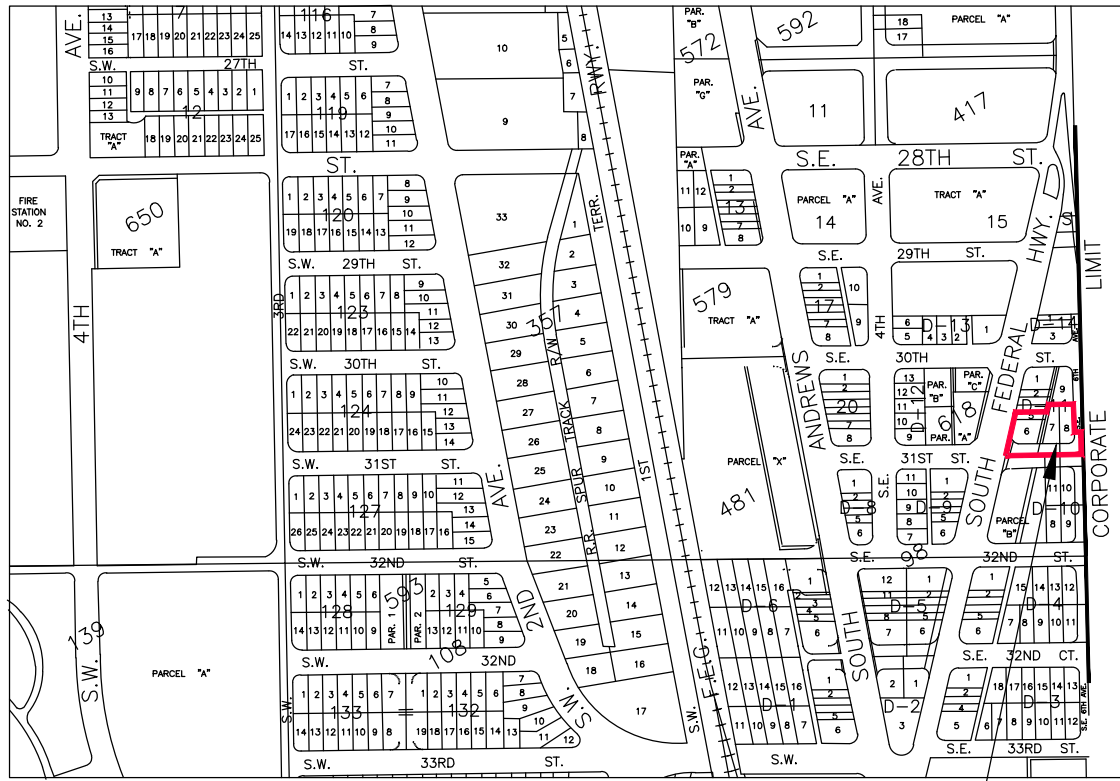


6-5
39122
2-11-25

Jan. 28 1925
Feb. 5, 1925



LOCATION MAP
NTS



LOCATION MAP
NTS

SITE LOCATION

UTILITY
EASEMENT TO
BE VACATED

Sheet Title

CONTEXT MAP

Job Title

CUBESMART
3020 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33316

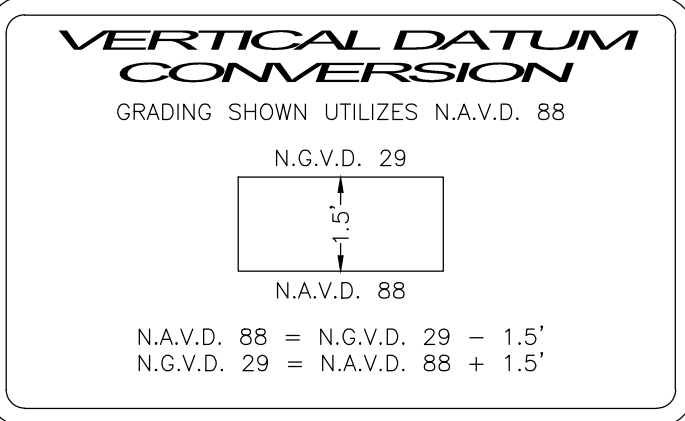
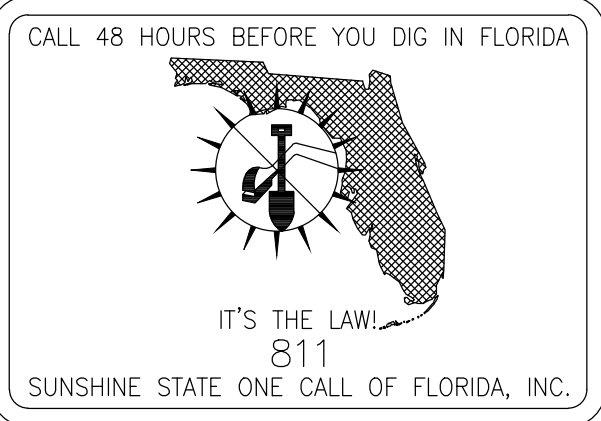


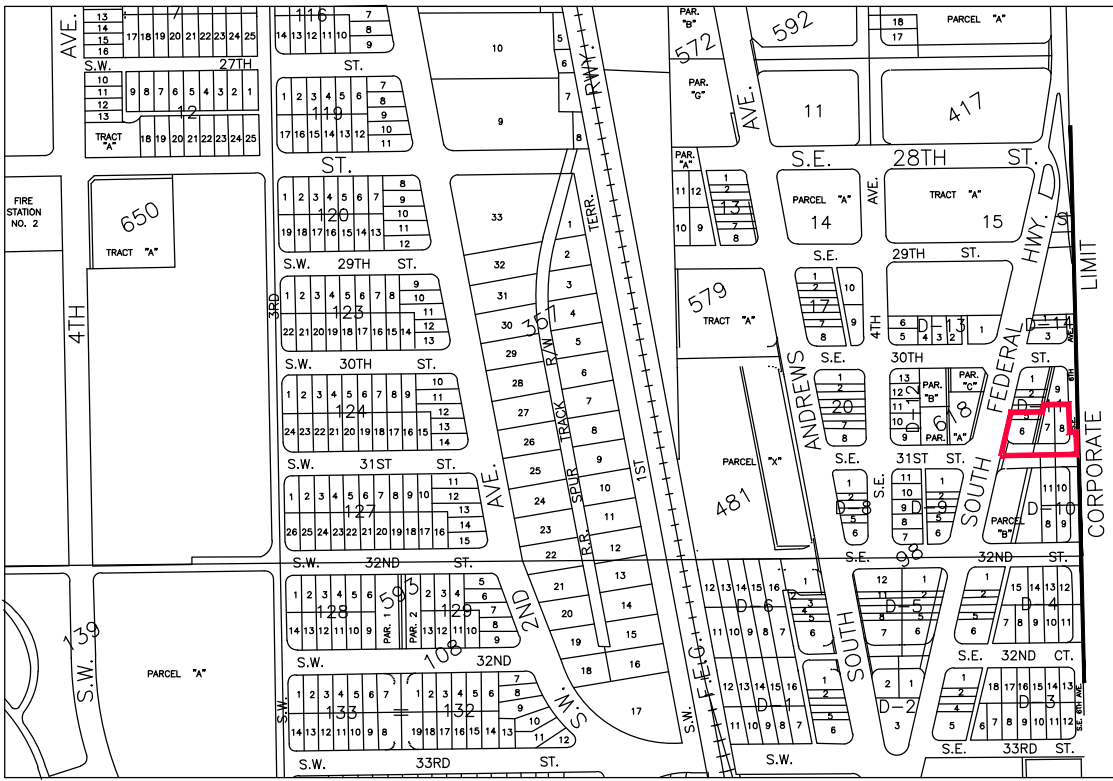
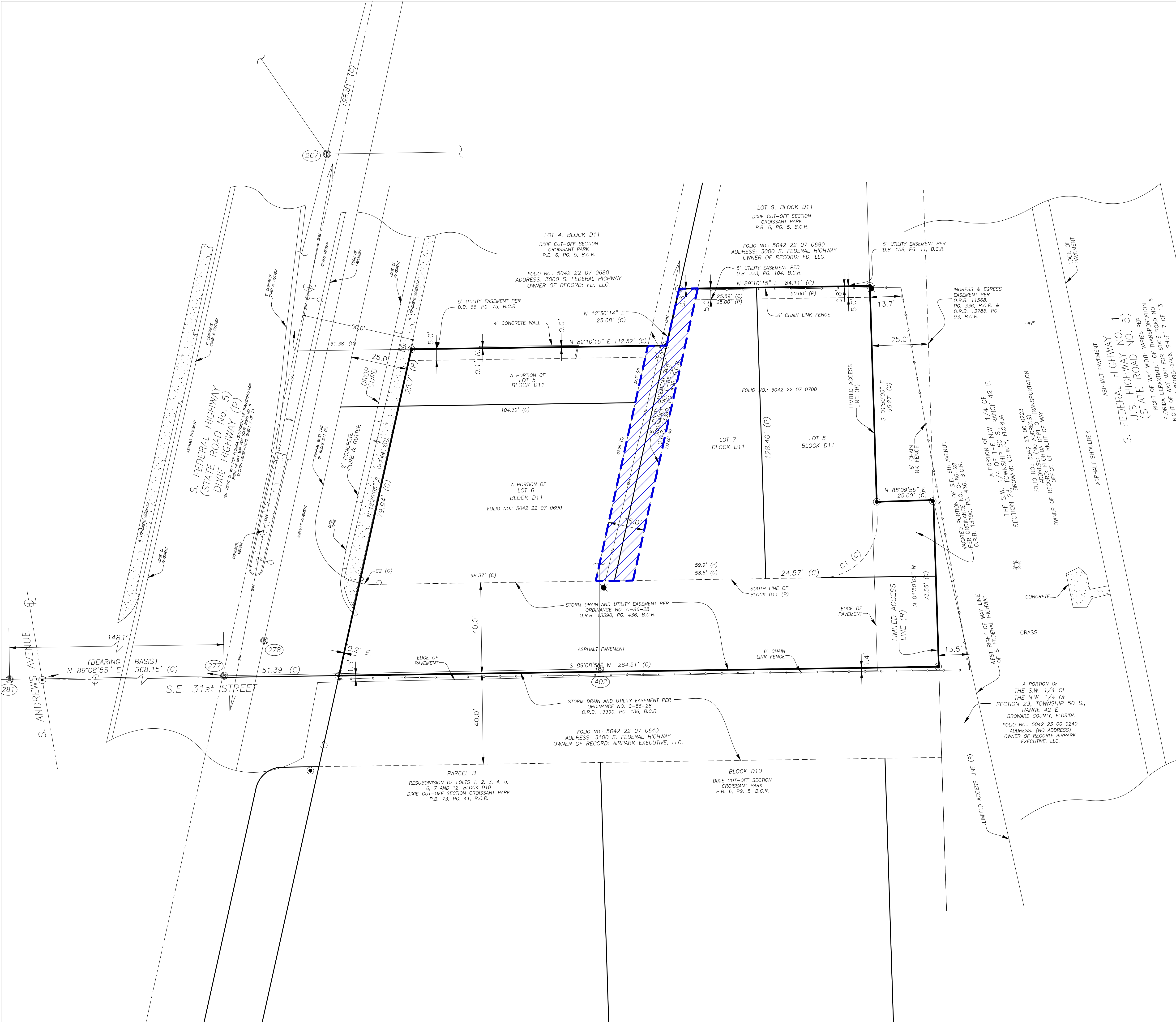
Revisions		
Δ		
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Phase:
PERMIT
DOCUMENTS

SEAL

Scale: 1"=20'	Date: 10/14/22
Job No. 22-1726.00	Plot Date: 10/14/22
Drawn by BMK	Sheet No. X6b
Proj. Mgr. BMK	
Appr. by BMK	of -





LOCATION MAP
NTS



LEGEND:



16' UTILITY EASEMENT TO
BE VACATED

Sheet Title

UTILITY EASEMENT
EXHIBIT

Job Title

CUBESMART

3020 S FEDERAL HIGHWAY
FORT LAUDERDALE, FLORIDA 33316



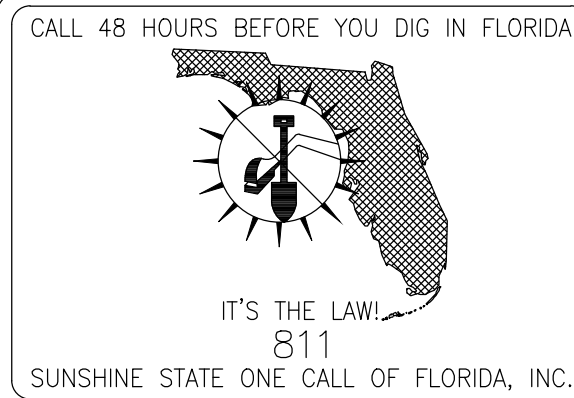
NORTH

Revisions

1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Phase:
PERMIT
DOCUMENTS

SEAL



VERTICAL DATUM CONVERSION	
GRADING SHOWN UTILIZES N.A.V.D. 88	
N.G.V.D. 29	
N.A.V.D. 88	
N.A.V.D. 88 = N.G.V.D. 29 - 1.5'	
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'	

Scale:	Date
1"=20'	10/12/22
Job No.	Plot Date
22-1726.00	10/12/22
Drawn by	Sheet No.
BMK	X6b.0
Proj. Mgr.	
BMK	
Appr. by	of -
BMK	



April 7, 2023

Sarah Owen DeINegri
Flynn Engineering
241 E. Commercial Blvd.
Lauderdale-By-The-Sea, FL, 33308

Subject: **Easement Vacation for the property located at
3020 S Federal Highway, Fort Lauderdale FL.
UDP-EV22009 16-foot Utility Easement**

Dear Ms. DeINegri,

This letter is in response to your request of a Letter of No Objection regarding the proposed vacation of the City of Fort Lauderdale's (City) utility easement as shown on the plans provided by Flynn Engineering. There are no active utilities that serve the public located within the subject Utility easement. The City has no objection to the vacation.

Should you have any questions or require any additional information, please contact me at (954) 828-6982.

Sincerely,

Roberto Betancourt, P.E.
Project Manager II

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV





Carlos Lozano
Manager - OSP Planning
& Engineering Design

ATT Florida
5395 NE 14th Ave
Ft Lauderdale, FL 33334

T: 561-310-5185
CL448E@att.com

December 8, 2022

Julia Gaffney
Flynn Engineering Services, P.A. 241 Commercial Blvd
Lauderdale-By-The-Sea, FL 333087

Subject: Letter of NO OBJECTION to release 16' Utility Easement (Per O.R. 13390, PG. 438) located on 3020 South Federal Highway, Fort Lauderdale FL, 33316

ATT does not object to your request for the construction of a multi-use development to include buildings, private storm drain infrastructure, and parking within the utility easement. This easement is a 16 foot vacated alley as recorded per O.R. 13390, PG. 438, B.C.R.

It is understood that any relocation of existing AT&T facilities associated with the proposed project and encroachments will be at the owner's expense. Additional future easements in another location may be required to provide service to the proposed project. ATT does not at this time maintain any existing utilities within the easement to be vacated.

Should you have any questions, please contact me at 561-310-5185.

Sincerely,

A handwritten signature in black ink, appearing to read "CL", written over a horizontal line.

Carlos Lozano
Manager - OSP Planning &
Engineering Design



January 17, 2023

To: Julia Gaffney
Flynn Engineering, P.A.
241 Commercial Blvd
Lauderdale-By-The-Sea, FL 33308

RE: 16' Utility Easement Vacation
3020 S Federal Hwy
Ft. Lauderdale, FL 33316
FES-22-1726.00
O.R. 13390, page 438

From: TECO Peoples Gas

To: Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area. Furthermore, TECO-PGS has no objection to construction of buildings, structures, and other improvements within all or any portion of the easement.

If you have further questions, please do not hesitate to call.

Sincerely,

Joan Domning
Administrative Specialist, Senior
Peoples Gas-Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783



October 27, 2022

Mr. Edward Abbo
THE APOLLO COMPANIES LLC
2875 NE 191st St, PH-4
Aventura, FL 33180

Re: Letter of NO OBJECTION to release 16' Utility Easement (Per O.R. 13390, PG. 438) located on 2020 South Federal Highway, Fort Lauderdale FL, 33316

Dear Mr. Abbo,

This letter is in response to your request for written notification of Florida Power & Light Company's ("FPL") approval for the vacation of the utility easement described as a 16' utility easement as recorded per O.R. 13390, PG. 438, B.C.R. ("Easement"), which is attached hereto as Exhibit "A".

FPL has no objection to releasing the Easement and will release all interest in this utility easement, provided the following are satisfied:

- The Customer pays to FPL the full relocation cost (if any).
- Customer describes and records, at no cost to FPL, all replacement easement required to accommodate the relocation prior to the relocation work being performed (if any).
- All FPL facilities are moved from the Easement being vacated at the Customer's expense.

FPL acknowledges that the relocated FPL facilities will be placed in a proposed non-exclusive 16' utility easement which shall be limited to a maximum height of 12'. FPL does NOT object to any portion of any structure that may encroach the proposed easement exceeding the 12' height limit.

If you have any further concerns, please contact me at 954-717-2063.

Thank you,

Daniel Torres

Daniel Torres

Associate Engineer

954-717-2063



Engineering – Design Department
6565 Nova Drive. Davie, FL 33317

Friday, January 06, 2023

Julia Gaffney
Flynn Engineering Services, P.A.
241 Commercial Blvd Lauderdale-By-The-Sea, FL 333087

Re: Letter of NO OBJECTION to release 16' Utility Easement (Per O.R. 13390, PG. 438)
located on 3020 South Federal Highway, Fort Lauderdale FL, 33316.

Dear Andrés Corrales:

On behalf of COMAST this letter shall serve as a notice of **"No-Objection"** to the construction of a multi-use development to include buildings, private storm drain infrastructure, and parking within the utility easement. This easement is a 16- foot vacated alley as recorded per O.R. 13390, PG. 438, B.C.R.

It is understood that any relocation of existing Comcast facilities associated with the proposed project and encroachments will be at the owner's expense. Additional future easements in another location may be required to provide service to the proposed project. Comcast does not at this time maintain any existing utilities within the easement to be vacated.

Should you need any further information, please do not hesitate to contact me.

Sincerely,

COMCAST.

Ricardo Davidson
Construction Supervisor