

# Page 1: PZB ROW Vacation - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

<b>Case Number</b>	UDP-V22003
<b>Date of complete submittal</b>	

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

<b>Property Owner's Name</b>	City of Fort Lauderdale
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner
<b>Address, City, State, Zip</b>	100 North Andrews Avenue Fort Lauderdale, FL 33301
<b>E-mail Address</b>	asolomon@fortlauderdale.gov
<b>Phone Number</b>	954.828.6022
<b>Proof of Ownership</b>	<input type="checkbox"/> <u>Warranty Deed</u> or <input type="checkbox"/> <u>Tax Record</u>

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

<b>Applicant / Agent's Name</b>	KEITH I Florentina Hutt
<b>Applicant / Agent's Signature</b>	
<b>Address, City, State, Zip</b>	301 E Atlantic Boulevard, Pompano Beach, FL 33060
<b>E-mail Address</b>	fhutt@keithteam.com
<b>Phone Number</b>	954.788.3400
<b>Letter of Consent Submitted</b>	Yes

<b>Development / Project Name</b>	City of Fort Lauderdale Police Headquarters		
<b>Development / Project Address</b>	<u>Existing:</u> 1300 W Broward Blvd	<u>New:</u>	
<b>Legal Description</b>	VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD, & LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC		
<b>Tax ID Folio Numbers</b> (For all parcels in development)	504209010070, 504209092510		
<b>Request / Description of Project</b>	Vacate 40' ROW SW 1st St		
<b>Applicable ULDR Sections</b>	Section 47-24.6.4.a-e		
<b>Total Estimated Cost of Project</b>	\$	<i>(Including land costs)</i>	

<b>Future Land Use Designation</b>	Community Facilities, Commercial, Medium-High Residential
<b>Current Zoning Designation</b>	CF, RMM-25
<b>Current Use of Property</b>	Fort Lauderdale Police Headquarters

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.				
Name and Signature	Folio Number	Subdivision	Block	Lot

**NOTE:** Applicant must indicate how they meet one of the following provisions:

1. All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relocation plan; and
2. The owner of the utility facilities must consent to the vacation; or
3. A utilities easement must be retained over the area or portion thereof; or
4. An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
5. Any combination of same and utilities maintenance are not disrupted.

**TECO, Peoples Gas**  
5101 NW 21<sup>st</sup> Avenue  
Fort Lauderdale, FL 33309  
(954) 453-0817, (954) 453-0804 fax

**BellSouth**  
8601 W. Sunrise Blvd., 2<sup>nd</sup> Floor  
Plantation, FL 33322  
(954) 476-2909

**Florida Power and Light**  
Service Planning  
3020 N.W. 19 St.  
Fort Lauderdale, FL 33311  
(954) 717-2057, (954) 717-2118 fax

**Comcast, Inc.**  
Leonard Maxwell-Newbold  
Engineering-Design Dept.  
2601 SW 145 Ave.  
Miramar, FL 33027  
(954)447-8405

Updated: 10/01/2020

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March 25, 2022

Mr. Anthony Fajardo, Director  
Department of Sustainable Development  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

RE: **Right-of-Way Vacation Application  
Fort Lauderdale Police Headquarters  
1300-1350 West Broward Boulevard  
KEITH #11112.00**

Dear Mr. Fajardo,

On behalf of the property owners, KEITH is processing an approval request for the vacation of a 40' RIGHT OF WAY FOR S.W. 1st STREET (FLORIDA STREET PER PLAT) LYING BETWEEN LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 125, AND LOTS 25 THROUGH 28, INCLUSIVE, BLOCK 118, SUBDIVISION OF WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THAT CERTAIN 10' RIGHT OF WAY FOR AN ALLEY LYING BETWEEN LOTS 1 THROUGH 4, INCLUSIVE, AND LOTS 25 THROUGH 28, INCLUSIVE, BLOCK 125, SUBDIVISION OF WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

The objective of the project is for the development of a new police headquarters building, parking garage, shooting range, and site development on 8.94 acres of land on the east side of the existing police headquarters property at 1300-1350 West Broward Boulevard. The proposed future improvements conflict with the two Right of Ways, which prompts the applicant's vacation request to allow for effective development of the site. The Right of Ways to be vacated can be further described by the Sketch and Legal Description included with this submittal.

The proposed site plan and anticipated changes are to be designed to accommodate adequate utility and automobile accessibility without the need to preserve the existing Right of Ways. The proposed development and request to vacate follow the regulations set forth in Section 47-24.6 Vacation of Rights-of-Way of the City's Unified Land Development Regulations (ULDR).

**Section 47-24.6.4.a-e – Criteria for Vacation of Rights-of-Way**

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

**Response: Both Right of Ways are not needed for public purpose because it does not delineate a distinct roadway that is used by vehicles and pedestrians for public purposes. The north side of the 40' street ROW was abutting parking for a multi-family residential development, however, that was**

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acquired by the City for the proposed development of the police headquarters. Thus, its abandonment will not impede its use to the public. The 10' alley ROW is not being used by the public as it is currently part of the existing police headquarters site, thus its abandonment will not impede its use to the public.

b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas.

**Response:** The proposed development consists of the entire block, which provides multiple alternate routes for access to the site, via adjacent streets. The proposed improvements will not cause adverse impact to the current site or surrounding areas since the improvements will utilize the entire block. The proposed Site Plan incorporates proper circulation routes where the vacated ROW's are not needed.

c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area.

**Response:** The north side of the 40' street ROW was abutting parking for a multi-family residential development, however, that was acquired by the City for the proposed development of the police headquarters. The proposed site improvements will provide a safe environment for vehicles to turn around and maneuver since all parking for the development is located within a structured parking garage. Vehicle access points to the parking garage are in compliance with code requirements; therefore, the abandonment of this Right of Way will not adversely affect the areas for vehicles to turn around, exit and maneuver the site. The 10' alley ROW is a part of the current police headquarters site, thus its abandonment will not impede its use to the public.

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

**Response:** The closure of the both Right of Ways will not negatively impact pedestrian traffic since the current sidewalk circulation along SW 12<sup>th</sup> Avenue will be maintained. The proposed site plan incorporates an improved sidewalk design meant to enhance the public experience.

e. All utilities located within the right-of-way or other public place 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 utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

**Response:** All known utility providers (BellSouth, Comcast, FPL, and TECO) have been contacted and notified of this vacation, prior to the initiation of this request. A response from each utility provided will be provided as part of the ROW vacation application.

It is acknowledged that if any subgrade or aerial facilities that are rightfully owned by the City or other utility provider, are found within the right-of-way to be vacated, it shall be sufficiently relocated at the Applicant's expense and shall be inspected and approved by the corresponding agency. The vacation of the right-of-way is necessary to provide vehicle circulation, and access to the proposed redevelopment of the property. All utility facilities, automobile and pedestrian transportation, access, and circulation displaced by the result of the vacation of this Alley reservation will be successfully facilitated and improved by the proposed redevelopment.

#### **Section 47-25.2. - Adequacy requirements**

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the



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demand created on public services and facilities created by a proposed development permit.

**Response: Acknowledged.**

**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: Acknowledged.**

**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: Acknowledged.**

**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(l), 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: It is not anticipated that there are any environmentally sensitive lands on or in the vicinity of the site.**

**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: The project is designed to meet all fire protection requirements and the proposed building will be fully sprinklered.**

**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: Acknowledged. The project is designed to be consistent with park and open space requirements.**

**G. Police protection.** Police protection service shall be adequate to protect people and property in the



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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: Acknowledged. The project is designed to be consistent with CPTED guidelines and principles.**

**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: Acknowledged. The project is designed to provide adequate potable water services.**

**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: Acknowledged. The project is designed to provide adequate sanitary sewer services.**

**J. Schools.** For all development including residential units, the applicant shall be required to mitigate



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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: N/A**

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: Adequate solid waste collection facilities and service will be provided with the proposed development.**

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: Adequate stormwater facilities and service will be provided with the proposed development.**

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



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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.

**Response: Adequate capacity, safe and efficient traffic circulation is provided to serve the proposed development.**

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: The net trip generation does not warrant a traffic study. A Traffic Statement will be provided.**

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.



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**Response: Acknowledged.**

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: Sidewalk facilities exist and are being improved on the surrounding streets. The proposed development plans to enhance the sidewalk experience to create a pedestrian friendly environment.**

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 non-access 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: Acknowledged.**

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: Acknowledged.**

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: The proposed project will comply with all landscape requirements.**

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



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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: Acknowledged.**

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.

**Response: Acknowledged.**

P. Historic and archaeological resources.

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

**Response: The property is located in the Sailboat Bend Historic District. Historic preservation applications will be submitted to the Historic Preservation Board for review.**

Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

**Response: This project is not located east of the Intracoastal Waterway.**

Thank you for your review of this application. Please feel free to contact (954) 788-3400 if you require additional information or have questions regarding this application. We look forward to working with you on this exciting project.

Respectfully Submitted,



Florentina Hutt, AICP  
Senior Planner



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Carlos Lozano  
Manager - OSP Planning  
& Engineering Design

ATT Florida  
5395 NE 14<sup>th</sup> Ave  
Ft Lauderdale, FL 33334

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

April 5, 2022

Florentina Hutt, KEITH  
301 East Atlantic Blvd  
Pompano Beach, Florida 33060  
[khutt@keithteam.com](mailto:khutt@keithteam.com)  
(954) 788-3400

Subject: 1300-1350 West Broward Boulevard PETITIONER/OWNER INTENDS TO VACATE ALL OF THE 40' RIGHT OF WAY FOR S.W. 1st ST

ATT does not object to your request TO VACATE ALL OF THE 40' RIGHT OF WAY FOR S.W. 1st STREET (FLORIDA STREET PER PLAT) LYING BETWEEN LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 125, AND LOTS 25 THROUGH 28, INCLUSIVE, BLOCK 118, SUBDIVISION OF WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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.

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

Sincerely,

Carlos Lozano  
Manager - OSP Planning &  
Engineering Design



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

Friday, April 29, 2022

**To: Keith Hutt  
Address: 1300-1350 W Broward Blvd**

**RE: Letter of No Objection Easement Encroachment**

**(Legal Description: Sub-Division) As presented by owner or their Representative**

**Dear, Keith Hutt**

In reviewing your request as ref. above, Comcast has *no objections to vacate the 40' ROW (as shown in the attached survey) The above-described property subject to the following conditions:*

located at: **1300-1350 W Broward Blvd**

However, please be advised, it is understood that Comcast will not be responsible in any way for repairs or replacement of any portion of the *easement encroachment* that has encroached into the easement, should it become necessary to access the easement for plant maintenance and or upgrade construction. Right of ingress and egress to maintain existing and/or install new Comcast facilities (overhead or underground) is still necessary, and release of these rights is not intended by this approval.

Should you have any further question, please feel free to call at 954-774-9781 or e-mail at [Richard\\_sees@comcast.com](mailto:Richard_sees@comcast.com)

Sincerely, Richard Sees

*Richard Sees*

Cc: Resi Group/ Comcast Area Construction Coordinator  
Dade File



May 19, 2022

Florentina Hutt  
Keith  
301 East Atlantic Blvd.  
Pompano Beach, FL 33060

Subject: **Easement Vacation for the property located at  
11300 W Broward Blvd Fort Lauderdale, FL 33312  
UDP-V22003 40' x 100' (SW 1st Street)**

Dear Florentina Hutt,

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 Keith. There is currently a 6" water main and an abandoned 4" force main within the subject easement. Based on your proposed demolition plan to cut and cap the existing infrastructure and abandon in place, the City has **no objection** to the vacation as described in those plans.

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

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Equal Opportunity Employer

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Printed On Recycled Paper. 

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May 10, 2022

**NO OBJECTION LETTER**

To: Seth Stegelmann, FPL  
3020 NW 19 Street  
Fort Lauderdale, FL 33311  
(305) 773-7761

From: Florentina Hutt, KEITH  
301 East Atlantic Blvd  
Pompano Beach, Florida 33060  
[khutt@keithteam.com](mailto:khutt@keithteam.com)  
(954) 788-3400

**RE: PETITIONER/OWNER INTENDS TO VACATE ALL OF THE 40' RIGHT OF WAY FOR S.W. 1st STREET (FLORIDA STREET PER PLAT) LYING BETWEEN LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 125, AND LOTS 25 THROUGH 28, INCLUSIVE, BLOCK 118, SUBDIVISION OF WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA**

**Subject Property Address: 1300-1350 West Broward Boulevard.**

The Property owners intend to submit an Right-of-way Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

1. \_\_\_\_\_ We have no objection to the vacation.
2.  We have no objection to the vacation if the following is satisfied: A new easement by instrument is provided for FPL facilities
3. \_\_\_\_\_ We have objection as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachments: (1) Site Plan, (2) Survey

Completed by: \_\_\_\_\_ Seth Stegelmann \_\_\_\_\_ Date: \_\_\_\_\_ 05/10/2022 \_\_\_\_\_

  
\_\_\_\_\_  
Signature

SETH STEGELMANN, CONSTRUCTION PROJECT  
(Print name, title, address, and Contact Information) MANAGER

[www.KEITHteam.com](http://www.KEITHteam.com)

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April 29, 2022

**NO OBJECTION LETTER**

To: Felix Espinales, TECO  
5101 NW 21st Avenue  
Fort Lauderdale, FL 33309  
[FEspinales@tecoenergy.com](mailto:FEspinales@tecoenergy.com)  
(305) 970-5739

From: Florentina Hutt, KEITH  
301 East Atlantic Blvd  
Pompano Beach, Florida 33060  
[khutt@keithteam.com](mailto:khutt@keithteam.com)  
(954) 788-3400

**RE: PETITIONER/OWNER INTENDS TO VACATE ALL OF THE 40' RIGHT OF WAY FOR S.W. 1st STREET (FLORIDA STREET PER PLAT) LYING BETWEEN LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 125, AND LOTS 25 THROUGH 28, INCLUSIVE, BLOCK 118, SUBDIVISION OF WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA**

**Subject Property Address: 1300-1350 West Broward Boulevard.**


The Property owners intend to submit an Right-of-way Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

- 1.  We have no objection to the vacation.
- 2.  We have no objection to the vacation if the following is satisfied:
- 3.  We have objection as follows: Accessibility to our facilities must remain available. 1" Plastic PE service line in ROW; attached to Active Meter

Attachments: (1) Site Plan, (2) Sketch & legal Description

Joan Domning-Senior Admin Specialist  
TECO-PGS-Distribution Engineering  
8416 Palm River Rd, Tampa, FL 33619  
813-275-3783  
jdomning@tecoenergy.com

Date:   
4/29/2022

Signature

(Print name, title, address, and Contact Information)

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