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# CORAL RIDGE YACHT CLUB

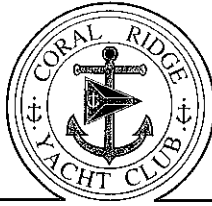
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## NARRATIVE

The applicant's property abuts and surrounds the proposed right-of-way (row) requested to be vacated. See survey enclosed. The applicant has maintained the proposed row to be vacated for approximately 20 years and intends to erect an entry gate for additional security.

The Yacht Club has experienced an increasing number of incidents where trespassers have entered Yacht Club property with unknown intentions. The most recent involved a trespassing motorist who crashed into the wall of the Yacht Club. Therefore, a night-time entry gate would provide a safe environment for all concerned.

Jay M. Wallace, CCM  
General Manager



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# CORAL RIDGE YACHT CLUB

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## NARRATIVE CRITERIA

- a. The right-of-way to be vacated serves no public purpose nor has it for years.
- b. There are no alternate routes needed since the right-of-way serves only as entrance for the Yacht Club.
- c. There is adequate turn-around in the existing right-of-way which is not being vacated. In addition, vehicles will be able to use Yacht Club property even with the gate since it is contemplated that the gate will be automatically opened.
- d. Vacation of the right-of-way will have no impact on pedestrian traffic because it is a cul-de-sac and the only pedestrians would be those going to and from the Yacht Club.
- e. No utilities need to be relocated. The various utilities have provided letters attached.

Jay M. Wallace, CCM  
General Manager



Easement & Right-of-Way Vacation Letter

To: Jay M. Wallace  
Coral Ridge Yacht Club  
2800 Yacht Club Blvd  
Ft Lauderdale, FL 33304

Subject: 2800 Yacht Club Blvd – Right of way vacate

- ( ) We have no facilities in the area to be vacated; therefore we have no objections to this vacation.

\_\_\_\_\_  
David Rivera  
Senior Engineering Technician

- (X) We have facilities in the area to be vacated; however, we have no objections to this vacation providing the applicant will pay for the relocation or replacement of these facilities (if necessary).

  
\_\_\_\_\_  
David Rivera  
Senior Engineering Technician

- ( ) We have facilities in the area to be vacated which cannot be relocated for technical reasons, however, we have no objections to the vacation providing a utility easement as shown on the attached drawing is incorporated in the replat, or the applicant will pay for the relocation or replacement of these facilities.

\_\_\_\_\_  
David Rivera  
Senior Engineering Technician

- ( ) We have objection to the proposed vacation for the following reasons:  
PGS has facilities in the easement and cannot be relocated.

\_\_\_\_\_  
David Rivera  
Senior Engineering Technician

Peoples Gas  
5101 NW 21<sup>st</sup> Ave Ste. 460  
Fort Lauderdale, FL 33309-2792  
An equal opportunity company

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Fax (954) 433-0804  
www.TECOEnergy.com



January 26, 2016

Jay Wallace  
Coral Ridge Yacht Club  
2800 Yacht Club Blvd  
Fort Lauderdale Fl

Re: Fence Agreement  
New Gate Installed across Utility Easement

Name:

Thank you for contacting FPL about a fence installation in the utility easement. FPL has no objection to this fence installation and recommends easily removable fence sections at the access area(s). If access to the easement is necessary for any utility work, the homeowner is responsible for the removal and re-installation of the fence.

Prior to any digging you must contact Sunshine State One Call of Florida. Contact them either by telephone toll free at 1-800-432-4770 or by e-mail at [www.callsunshine.com](http://www.callsunshine.com), forty-eight hours in advance of construction. Sunshine State One Call of Florida will schedule a locator to perform the necessary locates for you at no cost.

If I can be of any further assistance, please contact me at 954-717-2081.

Sincerely,

A handwritten signature in black ink that reads "Karol Chorak".

Karol Chorak  
Associate Engineer



Felipe Rodriguez  
OSPE-Specialist  
North Broward

AT&T Florida  
8601 W Sunrise Blvd  
Plantation, Fl. 33322

T: 954-476-2917  
fr4754@att.com

January 20, 2016

Jay Wallace  
2800 Yacht Club Blvd  
Ft Lauderdale Fl, 33304

Ref: Coral Ridge Yacht Club, Inc./Coral Ridge Yacht Club Entry Florida

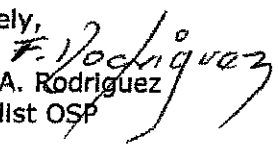
Dear Mr. Wallace:

After investigating your request regarding encroachment of the existing utility easement (for the installation of new gate) at the property Coral Ridge Yacht Club, Inc./Coral Ridge Yacht Club Entry, AT&T has no objection to this installation.

However, please be noted that AT&T has facilities on the remaining easement and that AT&T is not giving up its rights to the easement, and will not be responsible for any damages that may occur during routine maintenance or installation of new equipment. AT&T must be allowed access to its facilities at any time.

If you have any further questions, please call me at (954) 476-2917.

Sincerely,

  
Felipe A. Rodriguez  
Specialist OSP



**Engineering – Design Department**  
2801 SW 145<sup>th</sup> Ave Miramar, FL 33027

Thursday, November 12, 2015

Jay M. Wallace  
**Coral Ridge Yacht Club**  
2800 Yacht Club Blvd  
Fort Lauderdale, FL 33304

**RE: Mark-Up Request / Adjustment of Utilities**  
Boulevard to be Vacated @ 2800 Yacht Club Blvd  
Ft. Lauderdale, FL  
**Comcast ID # - CWSI-M14-3362**

Attention Wallace,

Please be advised, in reference to the proposed boulevard vacation... Comcast has existing aerial and subgrade facilities located within the limits of this project.

Comcast is clear and has *no objections* with the proposed boulevard vacation, as outlined in the plans provided (dated 07/27/2015). All existing Comcast facilities indicated on the plans for the above-reference project are "To Remain". Should it become necessary, Comcast will coordinate with the developer for a separate easement if needed.

Should you have any further questions, please feel free to call me.

Cordially,



Chris Henning  
South Florida Utility Coordinator  
Authorized Contractor for Comcast  
954-239-8386 (Office)

[www.Cable-Wiring.com](http://www.Cable-Wiring.com)

cc: Leonard Maxwell Newbold

cc: Ric Davidson

cc: John Matonti