

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

A

APPLICATION TYPE AND APPROVAL LEVEL

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

<div><div><input type="checkbox"/></div><div>LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</div><div><div><input type="checkbox"/> New nonresidential less than 5,000 square feet</div><div><input type="checkbox"/> Change of use <i>(if same impact or less than existing use)</i></div><div><input type="checkbox"/> Plat note or Nonvehicular access line (NVAL) amendment</div><div><input type="checkbox"/> Administrative site plan</div><div><input type="checkbox"/> Amendment to site plan*</div><div><input type="checkbox"/> Affordable Housing per §166.04151(7) Fla. Stat. <i>(Live Local Act)</i></div><div><input type="checkbox"/> Property and right-of-way applications <i>(MOTs, construction staging)</i></div><div><input type="checkbox"/> Parking Agreements <i>(separate from site plans)</i></div></div><div>COMPLETE SECTIONS B, C, D, G</div></div>	<div><div><input type="checkbox"/></div><div>LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)</div><div><div><input type="checkbox"/> New Nonresidential 5,000 square feet or greater</div><div><input type="checkbox"/> Residential 5 units or more</div><div><input type="checkbox"/> Nonresidential use within 100 feet of residential property</div><div><input type="checkbox"/> Redevelopment proposals</div><div><input type="checkbox"/> Change in use <i>(if greater impact than existing use)</i></div><div><input type="checkbox"/> Development in Regional Activity Centers (RAC)*</div><div><input type="checkbox"/> Development in Uptown Project Area*</div><div><input type="checkbox"/> Regional Activity Center Signage</div><div><input type="checkbox"/> Affordable Housing (≥10%)</div></div><div>COMPLETE SECTIONS B, C, D, E, F</div></div>	<div><div><input type="checkbox"/></div><div>LEVEL III PLANNING AND ZONING BOARD (PZB)</div><div><div><input type="checkbox"/> Conditional Use</div><div><input type="checkbox"/> Parking Reduction</div><div><input type="checkbox"/> Flex Allocation</div><div><input type="checkbox"/> Cluster / Zero Lot Line</div><div><input type="checkbox"/> Modification of Yards*</div><div><input type="checkbox"/> Waterway Use</div><div><input type="checkbox"/> Mixed Use Development</div><div><input type="checkbox"/> Community Residences*</div><div><input type="checkbox"/> Social Service Residential Facility (SSRF)</div><div><input type="checkbox"/> Medical Cannabis Dispensing Facility*</div><div><input type="checkbox"/> Community Business District for uses greater than 10,000 square feet</div></div><div>COMPLETE SECTIONS B, C, D, E, F</div></div>	<div><div><input type="checkbox"/></div><div>LEVEL IV CITY COMMISSION (CC)</div><div><div><input type="checkbox"/> Land Use Amendment</div><div><input type="checkbox"/> Rezoning</div><div><input type="checkbox"/> Plat</div><div><input type="checkbox"/> Public Purpose Use</div><div><input type="checkbox"/> Central Beach Development of Significant Impact*</div><div><input type="checkbox"/> Vacation of Right-of-Way</div><div> </div><div><input type="checkbox"/> City Commission Review No PZB Review</div><div><input type="checkbox"/> Vacation of Easement*</div></div><div>COMPLETE SECTIONS B, C, D, E, F</div></div>
<div><div><input type="checkbox"/></div><div>MISCELLANEOUS</div><div><div><input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement</div><div><input type="checkbox"/> Community Residence</div><div><input type="checkbox"/> Construction Noise Waiver</div><div><input type="checkbox"/> Design Review Team (DRT)</div></div><div>COMPLETE SECTIONS B, C, D, I</div></div>	<div><div><input type="checkbox"/></div><div>EXTENSION OR DEFERRAL</div><div><div><input type="checkbox"/> Request to defer after an application is scheduled for public hearing</div><div><input type="checkbox"/> Request extension to previously approved application <i>(request must be within original approval date timeframe)</i></div></div><div>COMPLETE SECTIONS B, C, H</div></div>	<div><div><input type="checkbox"/></div><div>APPEAL</div><div><div><input type="checkbox"/> Appeal decision by approving body and De Novo hearing items</div></div><div>COMPLETE SECTIONS B, C, H</div></div>	<div><div><input type="checkbox"/></div><div>PROPERTY AND RIGHT-OF-WAY</div><div><div><input type="checkbox"/> Road Closures</div><div><input type="checkbox"/> Construction Staging Plan</div><div><input type="checkbox"/> Revocable licenses</div></div><div>COMPLETE SECTIONS B, C, H</div></div>

*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.

<div><div>Applicant/ Property Owner</div><div></div></div> <div><div>Address</div><div></div></div> <div><div>City, State, Zip</div><div></div></div> <div><div>Phone</div><div></div></div> <div><div>Email</div><div></div></div> <div><div>Proof of Ownership</div><div></div></div> <div><div>Applicant Signature:</div><div><div>Signature</div><div></div></div></div>	<div><div>Authorized Agent</div><div></div></div> <div><div>Address</div><div></div></div> <div><div>City, State, Zip</div><div></div></div> <div><div>Phone</div><div></div></div> <div><div>Email</div><div></div></div> <div><div>Authorization Letter</div><div></div></div> <div><div>Agent Signature:</div><div><div>Signature</div><div></div></div></div>
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C

PARCEL INFORMATION

<div>Address/General Location</div>	1601, 1603, 1611, 1627, and 1632 S Andrews Ave;
<div>Folio Number(s)</div>	5042 15 40 0010, 5042 15 40 0090, 5042 15 40 0100, 5042 15 40 0140, 5042 15 40 0150, 5042 15 40 0160, 5042 15 40 0170
<div>Legal Description <i>(Brief)</i></div>	
<div>City Commission District</div>	
<div>Civic Association</div>	

D

LAND USE INFORMATION

<div>Existing Use</div>	
<div>Land Use</div>	
<div>Zoning District</div>	
<div>Proposed <i>Applications requesting land use amendments and rezonings.</i></div>	
<div>Proposed Land Use</div>	
<div>Proposed Zoning District</div>	

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

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Project Name													
Project Description <small>(Describe in detail)</small>													
Estimated Project Cost		\$ <small>(Estimated total project cost including land costs for all new development applications only)</small>											
Waterway Use								Traffic Study Required					
Flex Units				Redevelopment Units				Parking Reduction					
Flex Acreage									Public Participation				
Residential Uses								Non-Residential Uses					
Single Family								Commercial					
Townhouses								Restaurant					
Multifamily								Office					
Cluster/Zero Lot Line								Industrial					
Other								Other					
Total <small>(dwelling units)</small>								Total <small>(square feet)</small>					
Residential Unit Mix		Efficiency / Studio		1- Bedroom				2-Bedroom		3-Bedroom or More			
Affordable Housing Units													
Affordable Unit Mix		Efficiency / Studio		1- Bedroom				2-Bedroom		3-Bedroom or More			

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

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	Required Per ULDR	Proposed
Lot Size <i>(Square feet/acres)</i>		
Lot Density <i>(Units/acres)</i>		
Lot Width		
Building Height <i>(Feet)</i>		
Structure Length		
Floor Area Ratio <i>(F.A.R.)</i>		
Lot Coverage		
Open Space		
Landscape Area		
Parking Spaces		
SETBACKS <i>(Indicate direction N,S,E,W)</i>	Required Per ULDR	Proposed
Front []		
Side []		
Corner / Side []		
Rear []		

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street []			
Sides / Secondary Street []			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION Provide approved and proposed amendments for project. Circle yes or no where indicated.

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Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Lot Size <i>(Square feet/acres)</i>			
Lot Density <i>(Units/acres)</i>			
Lot Width			
Building Height <i>(Feet)</i>			
Structure Length			
Floor Area Ratio <i>(F.A.R.)</i>			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H

EXTENSION, DEFERRAL, APPEAL INFORMATION

Provide information for specific request. Circle approving body and yes or no.

Project Name					
Request Description					
EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING	
Approving Body		Approving Body		Approving Body	
Original Approval Date		Scheduled Meeting Date		30 Days from Meeting <small>(Provide Date)</small>	
Expiration Date <small>(Permit Submittal Deadline)</small>		Requested Deferral Date		60 Days from Meeting <small>(Provide Date)</small>	
Expiration Date <small>(Permit Issuance Deadline)</small>		Previous Deferrals Granted		Appeal Request	
Requested Extension <small>(No more than 24 months)</small>		Justification Letter Provided		Indicate Approving Body Appealing	
Code Enforcement <small>(Applicant Obtain by Code Compliance Division)</small>		*Note: Deferral requests are subject to a fee per deferral. See Fee Schedule for amount.		De Novo Hearing Due to City Commission Call-Up	

I

MISCELLANEOUS

Provide information on the specific request.

Project Name					
Request Description					
AFFORDABLE HOUSING TAX REIMBURSEMENT*		COMMUNITY RESIDENCE		NOISE WAIVER*	
As Is Value	\$	Residence Type		DRC Case Number	
Date		Certification		Request Start Date	
Completion Value	\$	Length of Stay		Request End Date	
Date		Number of Residents		Construction Start Time	
Stabilized Value	\$	Number of Live-in Staff		Construction End Time	
Date		Habitable Rooms		Sunday Construction Times	
Acquisition Value	\$	Gross Floor Area		Noise Mitigation Plan Date of Plan	
Date		DEVELOPMENT REVIEW TEAM (DRT)* <small>Complete Section F</small>		Previous Extension Resolution No. <small>(If applicable)</small>	

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed incomplete.

- ☐ Preliminary Development Meeting completed on the following date:
- ☐ Development Application Form completed with the applicable information including signatures.
- ☐ Proof of Ownership warranty deed or tax record including corporation documents and SunBiz verification name.
- ☐ Address Verification Form that includes all parcels within the proposed development.
- ☐ Project and Unified Land Development Code Narratives project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☐ Electronic Files, File Naming, and Documents consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☐ Traffic Study or Statement submittal of a traffic study or traffic statement.
- ☐ Stormwater Calculations signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☐ Water and Wastewater Capacity Request copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delay in processing.
- File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- Document Categories** choose the correct document category when uploading.

May 2, 2025
Updated May 27, 2025

VIA LAUDERBUILD
DEVELOPMENT REVIEW COMMITTEE
URBAN DESIGN & PLANNING DIVISION
DEVELOPMENT SERVICES DEPARTMENT
CITY OF FORT LAUDERDALE
700 NW 19th AVENUE
FORT LAUDERDALE, FL 33311

RE: ULDR Narrative – UDP-EV25002
Resubdivision of Block 38, Croissant Park, Plat Book 52, Page 58
Utility Easement Vacation

This firm represents the NORTH BROWARD HOSPITAL DISTRICT (dba Broward Health) (the “Applicant”), as owner of the real property located at 1601, 1603, 1611, 1627 and 1632 S. Andrews Avenue and 9 and 17 SW 17th Street, Fort Lauderdale, FL 33315, Folio Nos. 5042 15 40 0010, 5042 15 40 0090, 5042 15 40 0100, 5042 15 40 0140, 5042 15 40 0150, 5042 15 40 0160, 5042 15 40 0170 (the “Property”). Applicant submitted a Site Plan Level II development permit application to develop the Broward Health Medical Center Medical Office Building and Parking Garage (the “Site Plan”).

The Property is located within the “Resubdivision of Block 38, Croissant Park” Plat, recorded at Plat Book 52, Page 8 (the “Plat”). In connection with the development of the Property, Broward Health seeks to vacate a platted utility easement ranging in width from 2’ to 11’ in width as more specifically shown on the Sketch and Legal Description. An 11’ x 75.03’ wide portion was vacated per Resolution No. 82-162, ORB 10244, Page 480. The 6’ FPL Easement (ORB 10204, Page 578 and ORB 10246, Page 934) were expressly granted to FPL, and the City of Fort Lauderdale has no interest in the easement. As such, the vacation of that easement will be coordinated directly with FPL as a condition of building permit issuance for the Site Plan.

Pursuant to the City’s Unified Land Development Regulations (“ULDR”), the request is subject to the following criteria:

Section 47-24.7.A.4, Vacation of Easement

- a. The easement is no longer needed for public purposes;
Response: The easement is no longer needed for public purpose. The easement proposed to be vacated is completely located on the Property. Refer to the letters of no objection from the City of Fort Lauderdale and the franchise utilities
- 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: Refer to the letters of no objection from the City of Fort Lauderdale and the franchise utilities. Any utilities within the easements will be relocated, removed, or abandoned at the Applicant’s expense.

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

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org @stoothaker @toothakerdevelopment
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

Sec. 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.

Response: The adequacy requirements are applicable.

- 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: The Project is not expected to 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 (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: Not applicable to utility easement vacation. Drainage calculations are provided as part of the Site Plan application.

- 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, a 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:

- Broward County Ordinance No. 89-6.
- Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
- 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: The Property was previously developed. The proposed redevelopment will not impact any 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 to utility easement vacation. Adequate water supply, fire hydrants, fire apparatus and facilities will be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards for the Site Plan.

- 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.

- 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 to utility easement vacation. Acknowledged and taken under advisement for Site Plan application.

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 to utility easement vacation. Refer to Water and Wastewater Capacity Availability Letter (ENG-CR-24110005) confirming the pump station and sewer infrastructure do not require improvements to meet the increased demand of the proposed project associated with the Site Plan application.

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.

Response: Not applicable to utility easement vacation. Refer to Water and Wastewater Capacity Availability Letter (ENG-CR-24110005) confirming the pump station and sewer infrastructure do not require improvements to meet the increased demand of the proposed project associated with the Site Plan application.

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.

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. 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 to utility easement vacation. Refer to Solid Waste Management Plan included as part of this application associated with the Site Plan application.

- 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 to utility easement vacation. Drainage calculations are provided as part of the Site Plan application.

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;
 - 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 (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 (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 to utility easement vacation. Refer to Traffic Impact Analysis included with the Site Plan application and approved by the City's Traffic Engineer.

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: Right of way easements as necessary will be provided to meet City and County standards.

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 to utility easement vacation. Refer to Site Plan application for widened sidewalks that encourage safe and adequate pedestrian movement on-site and around the BHMC district.

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.

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 and will comply where applicable.

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 to utility easement vacation. Project complies as part of Site Plan application.

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 to utility easement vacation. Refer to Water and Wastewater Capacity Availability Letter (ENG-CR-24110005) confirming the pump station and sewer infrastructure do not require improvements to meet the increased demand of the proposed project associated with the Site Plan application.

- O. ***Trash management requirements.*** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for offsite 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: Not applicable to utility easement vacation. Project will comply as applicable as part of Site Plan application.

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: Not applicable.

- 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: Not applicable. The Property is located west of the Intracoastal Waterway.

Respectfully,

Stephanie J. Toothaker, Esq.



Darian L. Garcia
Mgr OSP Planning & Design
SE- Construction & Engineering

AT & T Florida
715 N Federal Hwy,
Hollywood, FL 33020

Mobile 772-979-5659
Email: dg695d@att.com

05/14/2025

Subject: No Objection Easement Vacation: Broward Health North,
Fort Lauderdale, FL 33315

To Whom It My Concern:

AT&T has reviewed your request and has no objection to vacating the Utility Easement which abuts Lots 10 through 21 on PB 52 PG 8. Please note that any relocation of existing facilities required will be at the cost of the owner/developer. The plan for such rearrangements will also need to be coordinated with and approved by AT&T.

If any additional information is required, please contact me at 772-979-5659.

Sincerely,

Darian L. Garcia

Darian L. Garcia
Mgr. OSP Planning & Design SE/FL
SE Construction & Engineering



401 Northpoint Pkwy
West Palm Beach, FL 33407

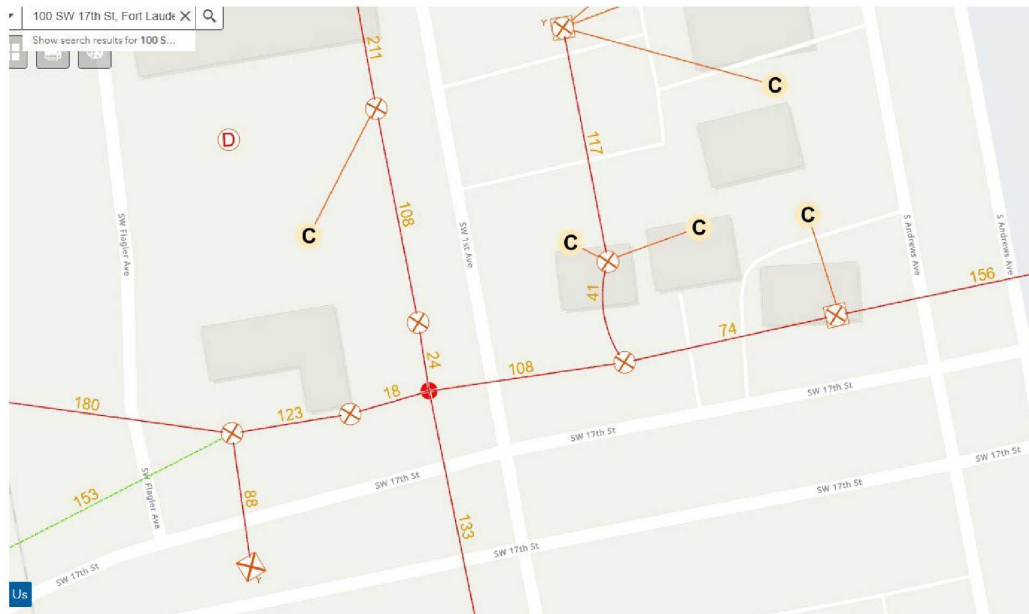
11/12/2024

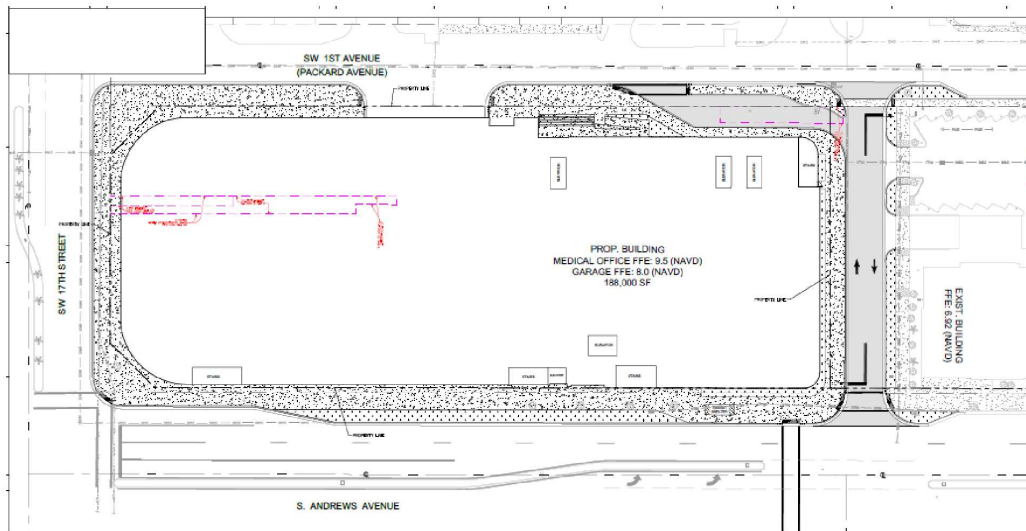
Hello,

This letter shall serve as notice of "No Objection" to the request for Comcast to Vacate Easement at location:

Broward Health MC - Medical Office Building - 5 SW 17th St, Fort Lauderdale, FL 33315

Under the condition that a new easement, *when and if needed*, is granted to Comcast to provide services to the property at the above-mentioned location, whose access to service, *present or future*, may become affected by the proposed abandonment.





All expenses will be covered by the developer or owner of the property for Comcast to relocate the existing facilities.

Should you need any further information, please do not hesitate to contact the Comcast Team.

Sincerely,

COMCAST.

Michael Martin

Michael Martin

Specialist 2, Construction
Permitting
1401 Northpoint Pkwy
West Palm Beach, FL 33407
Cell: 561 436 9033



May 20, 2025

Mr. Karl Hodges
Vice President
Concord Healthcare
3505 Lake Lynda Drive, Suite 200
Orlando, FL 32817

RE: Vacate easement request in the vicinity of 1627 S. Andrews Av/Fort Lauderdale on attached exhibit

Dear Mr. Hodges,

This letter is in response to your request for the procedure regarding vacating or release of a Florida Power & Light (FPL) distribution easement. FPL has no objection to release the existing easements contingent upon the following requirements:

1. FPL receives the following:
 - a. A copy of the easement that is to be released.
 - b. A survey showing the property, easement, and FPL facilities within the easement. If the FPL facilities are underground, then FPL will obtain the record drawings.
 - c. A written request for the release or vacating of the easement along with the reason for the request. This request should include the name and address of the company or person responsible for any charges incurred.
 - d. Payment of the \$250.00 processing fee (payment by check only).
2. Customer agrees to and pays for the relocation or removal of any facilities in the easement to a new location prior to the work being performed.
3. Customer describes and records, at no cost to FPL, the replacement easement at the location of the new facilities prior to the work being performed.
4. If only a portion of the FPL Easement is to be released or vacated, attach a legal description of the portion to be released.

Once FPL receives the required items, we will begin the design process to relocate or remove any existing facilities. The time needed to complete this process will vary depending on the scope of your project. Jessan Jacquet-FPL Project Manager can provide an estimated timeframe, if needed. Once the design has been completed, Jessan will provide details relating to relocation or removal charges. After payment and new easements have been received, the job will be released to construction. FPL will not vacate or release the easement until the facilities have been completely and safely relocated or removed.

In the event that there are no FPL facilities in the easement, FPL will release the easement contingent that it does not foresee a future use for the easement. In the event that FPL foresees a future use for the easement, the customer will be required to grant an alternate easement to replace the vacated or released easement. This would need to be done prior to the release of the existing easement.

FPL will make every effort to expedite this process and we ask that you provide the requested items as soon as possible so the necessary engineering can begin. Early contact with FPL is essential so that resources may be scheduled to facilitate the release of easement when required. Should you have any questions or concerns, please do not hesitate to contact the Project Manager Jessan Jacquet at (954)-717-2134 or me at (305) 626-2774.

Sincerely,

Elizabeth Puldon
Engineering Leader



April 25, 2025

To: Casey Anne Cruzpino, PE
Kimley-Horn
8201 Peters Road, Suite 2200,
Plantation, FL 33324

RE: Vacate of Easement
SW 17th St & SW 1st Ave,
Fort Lauderdale, FL, 33315

To Whom It May Concern:

Thank you for contacting Peoples Gas System, Inc. ("PGS") 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.

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

Sincerely,

Cheyenne Thompson

Cheyenne Thompson
Admin Specialist Sr., PGS Distribution Design
Peoples Gas System, Inc. ("PGS"), Central Territory
8416 Palm River Rd
Tampa, FL 33619
813-275-3710



May 28, 2025

Subject: **Letter of No Objection for Case Number UDP-EV25002: VACATION OF A 5-FOOT WIDE
BY 131-FOOT LONG UTILITY EASEMENT, GENERALLY LOCATED BETWEEN
ANDREWS AVENUE AND SW 1ST AVENUE, NORTH OF SW 17TH STREET**

Regarding Case UDP-EV25002,

The City of Fort Lauderdale's Public Works Department (PW) has reviewed the request for the vacation of the 5-foot by 131-foot utility easement located within the 1601 S. Andrews Avenue property per the sketch provided by the City of Fort Lauderdale. There are no existing public utilities within the area and the City has no objection to this request.

Should you have any questions or require any additional information, please contact me at (954) 828-6073.

Sincerely,

J.D. Fernandez
Project Manager II – Public Works Department, Engineering Division

PUBLIC WORKS DEPARTMENT

101 NE 3rd Ave, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV

