

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

Case Number	
Date of complete submittal	

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

Property Owner's Name	Flagler Sixth, LLC
Property Owner's Signature	If a signed agent letter is required on the application by the owner
Address, City, State, Zip	1535 SE 17th Street, Suite #107, Fort Lauderdale, FL 33316
E-mail Address	cladd@barrondevel.com / emetz@metzreg.com
Phone Number	954-627-7000
Proof of Ownership	[X] Warranty Deed or [X] Tax Record

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

Applicant / Agent's Name	Robert Lochrie
Applicant / Agent's Signature	
Address, City, State, Zip	1401 E. Broward Blvd., Suite 303, Fort Lauderdale, FL 33301
E-mail Address	rlochrie@lochrielaw.com
Phone Number	954-779-1119
Letter of Consent Submitted	

Development / Project Name	627 N Federal Highway - ROW Vacation
Development / Project Address	Existing: New:
Legal Description	See Survey
Tax ID Folio Numbers (For all parcels in development)	494234074820; 494234075060; 494234075010
Request / Description of Project	ROW Vacation
Applicable ULDR Sections	47-24.6; 74-25.2
Total Estimated Cost of Project	\$ (Including land costs)

Future Land Use Designation	D-RAC
Current Zoning Designation	RAC-UV
Current Use of Property	Mixed-Use

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 21st Avenue
Fort Lauderdale, FL 33309
(954) 453-0817, (954) 453-0804 fax

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

BellSouth
8601 W. Sunrise Blvd., 2nd Floor
Plantation, FL 33322
(954) 476-2909

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

Page 2: Required Documentation & Mail Notice Requirements

One (1) copy of the following documents:

- ☐ Original Pre-PZB signed-off plans and all supplemental documentation (ie. narratives, photos, etc.)
- ☐ Completed application (all pages must be filled out where applicable)
- ☐ Mail notice documents
- ☐ One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- ☐ **Narrative** describing specifics of vacation request. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☐ **Cover sheet** on plan set to state project name and table of contents.
- ☐ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- ☐ **Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave.
- ☐ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☐ **Sketch and legal description** right-of-way proposed to be vacated (prepared by Engineer or Surveyor).

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at the Planning & Zoning Department office.

Applicant's Affidavit		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Urban Design & Planning staff use only:	
Print Name	<u>Charles Ladd</u>	Date	_____
Signature	<u>Charles Ladd</u>	Received By	_____
Date	<u>7/16/21</u>	Tech. Specs Reviewed By	_____
		Case No.	_____

MAIL NOTIFICATION

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk).

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning office will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

April 27, 2021

Yvonne Redding, Urban Planner III
City of Fort Lauderdale
Urban Design & Planning Division
700 NW 19 Avenue
Fort Lauderdale FL 33311

RE: 627 N Federal Highway – ROW Vacation – Project Narrative

Flagler Sixth, LLC (“Applicant”) is requesting to vacate a portion of NE 5th Terrace. The proposed area to be vacated is approximately 5,000 square feet. The Applicant is requesting to vacate this portion of NE 5th Terrace to accommodate certain streetscape improvements to make the abutting developments a cohesive “living street”. The portion of NE 5th Terrace immediately to the north of the proposed area to be vacated, in the same block, was previously vacated pursuant to City Ordinance No. C-19-41. This right-of-way vacation application will be consistent with the previous vacation.

Additionally, this block of NE 5th Terrace is included as a “proposed vacated street” under Goal 2 of the Movement & Access section of the Downtown Master Plan, and this vacation will further the goal of increasing the depth and development potential of the blocks on the west side of Federal Highway.

Sec. 47-24.6. - Vacation of rights-of-way.

Criteria

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

RESPONSE: The proposed right-of-way to be vacated adjacent to a portion of NE 5th Terrace that has already been vacated and found not to be needed for public purposes. Applicant owns the properties on either side of the proposed area to be vacated. The portion of NE 5th Terrace north of the proposed area to be vacated was previously vacated pursuant to City Ordinance No. C-19-41. Although this proposed area to be vacated is not needed for public purposes, the Applicant is proposing to grant a 20’ public access easement over a portion of the vacated area. As part of the standard vacation certification, the City and franchise utility providers will be provided utility easements for their respective infrastructure. In addition, the City utility relocations have been permitted and building permit issued under BLD-CPAV-20050007.

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

RESPONSE: Alternative routes exist on NE 6th Street, NE 5th Avenue, and NE 7th Street. Although alternative routes exist, the Applicant is proposing to grant a 20’ public access easement over a portion of the vacated area to maintain two-way traffic.

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

RESPONSE: The properties immediately to the southeast of the proposed area to be vacated (601 and 611 North Federal Highway) are served by backout parking. If this portion of NE 5th Terrace is vacated, the backout parking and turnaround area will not be affected. The remaining properties in the immediate area are all owned by the Applicant. Additionally, Applicant is proposing to grant a 20’ public access easement over the vacated portion of NE

5th Terrace which will allow vehicles to travel through NE 5th Terrace without the need for a turnaround.

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

RESPONSE: There are currently no sidewalks on this portion of NE 5th Terrace. However, Applicant is proposing to construct public sidewalks on NE 5th Terrace and will grant a sidewalk easement over the sidewalks if required.

- 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: This application includes letters of no-objection from the private utility providers and from the City's Public Works Department.

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: 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: N/A, this application is for a right-of-way vacation. The right-of-way vacation will not interfere with the City's communications 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: Acknowledged. The project will meet the applicable surface water standards.

- 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.

RESPONSE: The proposed right-of-way vacation does not impact environmentally sensitive lands.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: The proposed right-of-way 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: Acknowledged. Applicant will grant a public access easement over the vacated right-of-way for access to fire hydrants.

- 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.

RESPONSE: N/A

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: N/A

- 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: Acknowledged.

- 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.

RESPONSE: Acknowledged.

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.

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.

- 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: 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: Acknowledged.

- 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: Acknowledged. Applicant will obtain all applicable stormwater permits.

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.

RESPONSE: Acknowledged.

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.

RESPONSE: Acknowledged.

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 (½) 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 (½) 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: N/A, vacation of the right-of-way will not generate any trips.

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: N/A, but Applicant is proposing to grant a 20' public access easement over a portion of the vacated right-of-way.

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: Sidewalks do not currently exist on this portion of NE 5th Terrace. Applicant is proposing to construct sidewalks as part of the development projects for the abutting properties.

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: N/A.

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: Signage and pavement marking improvements will be provided as required.

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: N/A, this application is for a right-of-way vacation. Development projects abutting the vacated right-of-way will provide street trees.

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: N/A

- 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: N/A

- 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: This site has not been identified as having any archaeological or historical significance.

- 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: N/A, this right-of-way is located west of the Intracoastal.



Greg Kessell
Manager - OSP Planning
& Engineering Design

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

T: 561-699-8478
Gk9318@att.com

March 16, 2021

Charlie Ladd
Barron Commercial Development, Inc.
517 NE 6th Street
Fort Lauderdale, FL 33304
954-627-7000

Subject: No Objection for Vacation of Right of Way at 627 N Federal Highway in Fort Lauderdale FL further described below.

Mr Ladd:

ATT does not object to your request vacate the Right of Way as described as in ordinance number C-84-12 Location: Between SW 1st Ave and S. Andrews Avenue, Fort Lauderdale and further legally described as:

THAT PORTION OF NORTHEAST 5TH TERRACE LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 32 AND LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 36, BLOCK 313, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 5,000 SQUARE FEET MORE OR LESS.

The sketch and legal of the alleyway is attached to this letter.

Should you have any questions, please contact me at 561-699-8478.

Sincerely,

A handwritten signature in cursive script that reads "Greg Kessell".

Greg Kessell
Manager - OSP Planning &
Engineering Design



**Engineering – Design Department
2601 SW 145th Ave. Miramar, FL 33027**

Thursday, April 08, 2021

**Eric Metz
Barron Commercial Development, In
517 NE 6th Street
Fort Lauderdale, FL 33304**

Letter of No Objection

Dear Mr. Metz,

In reviewing your request as ref. above, Comcast has ***no objection to removal and relocation of facilities and no objection to vacate the easement/right-of-way.*** located at:

NE 5TH TERRACE

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 ***Property*** that has encroached into the easement, should it become necessary to access the easement for plant maintenance and or upgrade construction.

Should you have any further question, please feel free to call at 754-221-1339 or e-mail at Patesha_Johnson@comcast.com

Sincerely,

**Patesha
Johnson/
Comcast**

Digitally signed by
Patesha Johnson/
Comcast
Date: 2021.04.08
11:16:15 -04'00'

Cc: Patesha Johnson / Permit Coordinator / Central Division



March 16 , 2021

Charlie Ladd
Barron Commercial Development, Inc.
517 NE 6th Street
Fort Lauderdale, FL 33304
954-627-7000

RE: No Objection for Vacation of Right of Way at 627 N Federal Highway.

Dear Mr. Ladd –

FPL has no objection to your request to vacate a portion of the alleyway described as:

THAT PORTION OF NORTHEAST 5TH TERRACE LYING NORTH OF THE
WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 32 AND LYING
SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT
36, BLOCK 313, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF
DADE COUNTY, FLORIDA.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT
LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 5,000
SQUARE FEET MORE OR LESS.

The sketch and legal of the alleyway is attached to this letter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Dan Agustin', is written over the word 'Respectfully,'.

Dan Agustin
FPL
Dan.R.Agustin@fpl.com
954-717-2086



July 31, 2020

Charlie Ladd
Barron Commercial Development, Inc.
517 NE 6th Street
Fort Lauderdale, FL 33304
954-627-7000

Re: NO OBJECTION FOR VACATION OF ALLEYWAY FOR 1007 E. LAS OLAS BLVD.,
FT. LAUDERDALE, FL 33301

Dear Charlie Ladd,

TECO Peoples Gas does not object to vacate a portion of the alleyway described in the sketch and legal of the alleyway attached to this letter. We have no objection to the vacation if the following condition is satisfied:

Facilities are removed or relocated at the expense of the landowner.

If you have any questions or concerns, you may contact me at **813-228-4153**.

Sincerely,

7/31/2020

X Monica Otero

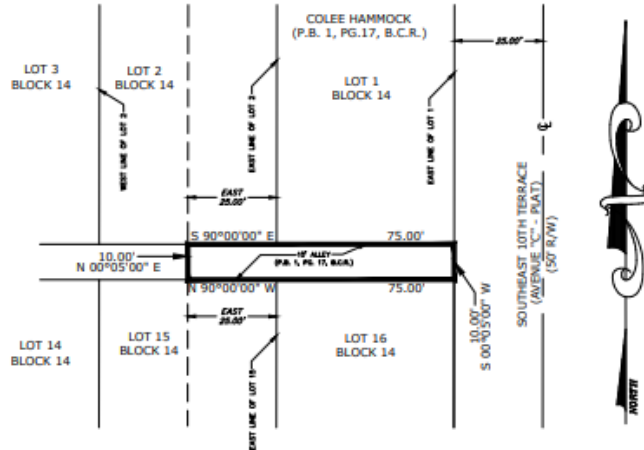
Monica Otero
Distribution Easement Coordinator
Signed by: Monica Otero

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

That portion of the 10.00 foot alley lying adjacent to Lot 1 and the East 25.00 feet of Lot 2, and lying adjacent to Lot 16 and the East 25.00 feet of Lot 15, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.

Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida. Containing 750 square feet more or less.



LEGEND:

B. C. R. BROWARD COUNTY RECORDS
P. B. PLAT BOOK
PG. PAGE
C CENTERLINE
R/W RIGHT-OF-WAY
P. D. B. POINT OF BEGINNING

NOTES:

- 1) Bearings shown hereon are based on the East line of Lot 1, Block 14 with an assumed bearing South 00°05'00" West.
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE COMMITMENT FOR TITLE INSURANCE, FILE NO. 2037-3580935, EFFECTIVE DATE JUNE 17, 2016 AT 8:00 AM. AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND THE PLAT OF COLEE HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE 17, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 1

REVISIONS	DATE	BY	CKD	

PORTION OF
10' ALLEY

SCALE: 1" = 40' FB/PG: N/A DRAWN BY: RRM CKD. BY: TD	JOB NO: 16-022 10' ALLEY CAD. FILE: F:\dwgs\16-jobs\16-022\Sketch and Descriptions DATE: 7/9/2020 PROJ. FILE: 16-022	DAVID & GERCHAR, SURVEYORS AND MAPPERS 12750 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • email: ted@davidandgerchar.com
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THEODORE J. DAVID FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5821
DAVID & GERCHAR, INC. LB#6935