

Page 1: City Commission Submittal Requirements

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: To be filled out by Applicant

Property Owner's Name	If a signed agent letter is provided, no signature is required on the application by the owner.	
Applicant / Agent's Name	Damon T. Ricks/FES	
Development / Project Name	AALW Self Storage	
Development / Project Address	Existing: 1375 Progresso Drive	New: 1375 Progresso Drive
Current Land Use Designation	Commercial	
Proposed Land Use Designation	Commercial	
Current Zoning Designation	B-3	
Proposed Zoning Designation	B-3	
Specific Request		

The following number of Plans:

- One (1) original signed-off set, signed and sealed at 24" x 36"
- Two (2) copy sets at 11" x 17"
- One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - Cover page
 - Survey
 - Site plan with data table
 - Ground floor plan
 - Parking garage plan
 - Typical floor plan for multi-level structure
 - Roof plan
 - Building elevations
 - Landscape plan
 - Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. 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. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **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 Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Page 2: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** for all City Commission hearings of development applications according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: _____ CITY COMMISSION CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

BEFORE ME, the undersigned authority, personally appeared _____, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of _____, 20__.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____ (initial here)

Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

March 17, 2016

**DRC – Easement Vacation Narrative
1375 Progresso Self Storage - Ft. Lauderdale**

Sec. 47-24.6.A.4. Criteria. An application for a vacation of a right-of-way or other public place (EASEMENT VACATION) shall be reviewed in accordance with the following criteria:

- a) The right of way or other public place is no longer needed for public purposes:
RESPONSE: The drainage easement is no longer needed for public purpose. A drainage access easement will be provided for the re-routing of the drainage around the building location along the property line.

- b) Alternate routes if needed are available which do not cause adverse impacts to surrounding areas:
RESPONSE: The route will be modified to maintain access (if required) and will not cause adverse impact to surrounding areas. The easement will be provided within the new development site for maintenance and/or repair to infrastructure.

- c) The closure of a ROW provides safe areas for vehicles to turn around/exit:
RESPONSE: N/A - Easement vacation.

- d) The closure of a right of way shall not adversely impact pedestrian traffic:
RESPONSE: N/A - Easement vacation.

- e) All utilities located within the right of way or other public place have been or will be relocated pursuant to a relocation plan; the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right of way area portion thereof; or an easement in a different location has been provided for the facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted:
RESPONSE: The property owner intends to coordinate with the utility providers to remove or to re-route any existing utilities. The applicant will provide all required consent agreements for the relocated utilities.

Respectfully,



Damon T. Ricks
Flynn Engineering Services, P.A.

241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FL 33308

PHONE: (954) 522-1004
FAX: (954) 522-7630

www.flynnengineering.com

DRC case E16002
1375 Progresso Drive – Drainage Easement
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.
Plans are in accordance with requirements.
- 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.
The proposed development is not anticipated impose any interference with the City's communication network. Should it be determined that the new building presents any cause of interference the appropriate remedies will be implemented.
- C. Drainage facilities.
Adequacy of storm water 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.
Application shall be made to Broward County Environmental Department and the applicant shall satisfy all current criteria for surface water requirements and obtain all local and state licenses.
- D. Environmentally sensitive lands.
1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances, which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:
- a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

c. Broward County Ordinance No. 84-60.

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

All fire protection services will be provided as required by current regulations.

F. Parks and open space.

1. For all residential plats, a minimum of three (3) acres property per anticipated one thousand (1,000) residents, or cash equivalent value, or combination thereof as determined by the department shall be provided by the applicant to meet the needs for additional parks. In addition, contribution to sub regional and regional parks in accordance with the Broward County Land Development Code is required, and an applicant shall provide documentation to the department that such contribution has been satisfied.

2. If there is adequate acreage available to service the proposed residential development, the city shall reserve the capacity necessary to serve the development.

3. Open space requirements provided in the ULDR shall be in addition to and shall not replace the park and open space required by this subsection F.

There are no required Open Space requirements listed for uses in the RAC-TMU as noted in ULDR section 47-13.20.

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.

The developer will take necessary steps to design with CPTED in mind providing for open public plazas for territorial reinforcement.

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.

Existing potable water facilities are available for connection to service the property. No significant demand beyond a typical connection is anticipated for the project. A letter from City of Fort Lauderdale Public Works Department shall be obtained for verification that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation.

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.

Existing potable Sanitary Sewer facilities are available for connection to service the property. No significant demand beyond a typical connection is anticipated for the project. A letter from City of Fort Lauderdale Public Works Department shall be obtained verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation.

J. Schools.

For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

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. 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.

Solid Waste collection will be handled by private licensed provider per current applicable codes.

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.

Civil drawings will be prepared by a licensed civil engineer for stormwater compliance. All applicable licenses will be obtained prior to submittal for building permit.

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.

The project design will provide no adverse impact to the regional transportation network.

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.

The project design will provide for consolidation of existing driveway connections to local streets to improve traffic flow in the area around the project site.

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 (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 traffic ways 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 traffic ways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, 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.

The traffic demand does not exceed the threshold to conduct traffic study as outlined above.

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 Traffic ways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Any required dedications or easements shall be satisfied by the applicant prior to building department issuance.

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.

A pedestrian walkway will be designed from any proposed building(s) with access to the Progresso Drive right of way. The pedestrian walkway will also provide access to the surface parking. Any walkways will be designed to meet all applicable standards.

7. Primary arterial street frontage.

Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways 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.

The property is not located on an arterial street.

8. Other roadway improvements.

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

The project driveway connections are located on a dead end street.

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.

Landscape drawings will be prepared by a licensed landscape architect and will be in compliance with current regulations.

N. 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.

Existing potable sanitary sewer facilities are available for connection to service the property. No significant demand beyond a typical connection is anticipated for the project. A letter from City of Fort Lauderdale Public Works Department shall be obtained verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation. Any capitol expansion charges determined applicable shall be paid for by the applicant.

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.

The applicant will provide a trash management plan. All solid waste and recycle materials will be contained within the project site for pick up by a private contractor.

P. Historic and archaeological resources.

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.

The site has not been identified as having archaeological or historical significance. There are currently no buildings on the site.

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.

Not applicable. The project is located west (inland) of the Intracoastal Waterway.

If you have any questions please do not hesitate to contact our office.

Respectfully,



Damon Ricks
Project Coordinator
FLYNN ENGINEERING SERVICES, P.A.



John Hughes
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

T: 954-423-6326
jh0247@att.com

August 16, 2016

RE: Letter of no objection to release Drainage Easement
1375-1379 Progresso Drive, Ft Lauderdale
FES#16-1283.00

To whom it may concern,

Please be advised, AT&T has no objection to vacating the existing easement at the above referenced location and further described on the attached legal description and sketch. 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.

Thank you for choosing AT&T Florida.

Respectfully,

John Hughes
Manager - OSP Planning & Engineering Design
ATT Florida
954-423-6326

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

Wednesday, March 02, 2016

Sarah Owen DelNegri
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-by-the-sea, FL 33308

RE: **Release of easement consent letter**
8' Drainage easement @ 1375 Progresso Drive
Ft. Lauderdale, FL
Comcast ID # - CWSI-M16-3734

Dear Ms. Owen DelNegri:

Please be advised ...in reference to the **proposed release of easement...**

Comcast is clear and has *no objections* to release the existing easement based on the survey dated 1/28/16. Should it become necessary, Comcast will coordinate with the developer for a separate easement if needed. All existing Comcast facilities indicated on the plans for the above-reference project are "To Remain". Should you have any further questions, please feel free to call me.

Cordially,



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

www.Cable-Wiring.com

cc: Leonard Maxwell Newbold
cc: Ric Davidson



November 10, 2016

Damon T. Ricks
1375-1379 Progresso Dr
Fort Lauderdale, FL, 33304

Re: 1375-1379 Progresso Dr

Dear Damon T. Ricks,

FPL has no objection to abandoning or vacating the above requested easement.

However, FPL has existing overhead facilities and utility easements at this site. FPL will remove our existing facilities and vacate the existing easement at this location at the customer's expense. Prior to this being done, provisions must be made, new easements secured and facilities constructed to serve any existing FPL customers that may be affected by your request.

FPL will require a complete set of plans prior to construction. These would include the survey of property, site plan, water sewer & drainage, paving, and electrical plans. As the FPL engineering process takes about three to four months, it is imperative that complete plans be provided well in advance of construction.

Please contact me at 954 717 2062 should you have any questions or concerns.

Yours truly,

Lucas Cornish
Engineering Lead



Easement & Right-of-Way Vacation Letter

2/26/2016

To: Sarah Owen Del Negri
Flynn Engineering Services
241 Commercial Blvd
Lauderdale By The Sea, FL 33308

Subject: 1375 – 1379 Progresso Dr

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

David Rivera
Senior Engineering Technician

- () 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.

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