

Page 1: DRC Vacation / Agreements - 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 UDP-EV22006

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

Property Owner's Name 745 NORTH ANDREWS LLC
Property Owner's Signature *If a signed agent letter is provided, no signature is required on the application by the owner.*
Address, City, State, Zip 11870 S BAYPOINT CIR PARKLAND FL, 33076
E-mail Address tsobczak@cedarst.com (Thomas Sobczak)
Phone Number 847.917.2881
Proof of Ownership Warrant Deed or Tax Record

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

Applicant / Agent's Name Andrew Schein
Applicant / Agent's Signature *[Signature]*
Address, City, State, Zip 1401 E Broward Blvd, Suite 303, Fort Lauderdale, FL
E-mail Address aschein@lochrielaw.com
Phone Number 954.779.1117
Letter of Consent Submitted SUBMITTED

Development / Project Name 745 N Andrews Ave
Development / Project Address Existing: See Address Verification New: 745 N ANDREWS AVE
Legal Description PROGRESSO 2-18 D LOTS, 3,4 LESS ST, LOT 5,6,7,8,9, LESS E 15 FOR ST BLK 286, LOTS 1& 2 LESS E 15 FOR ST BLK 286, LOTS 39 THRU 48 BLK 286
Tax ID Folio Numbers
(For all parcels in development) 4942 34 07 1070, 4942 34 07 1060, 4942 34 07 1130, 4942 34 07 1280
Request / Description of Project Utility Easement Vacation
Applicable ULDR Sections 47-24.7
Total Estimated Cost of Project \$ *(Including land costs)*
Current Land Use Designation NW REGIONAL ACTIVITY CENTER
Current Zoning Designation NWRAC-MUe
Current Use of Property VACANT, COMMERCIAL, PARKING LOT

NOTE: Applicant must indicate if/how the following provisions are met:

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.
6. Applicants shall satisfactorily support vacation requests by addressing each point listed in Sections 47-24.6 and 47-24.7 of the city's Unified Land Development Regulations (ULDR) as applicable.

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.
 2501 SW 145 Ave, Suite 200
 Miramar, FL 33027
 (954) 534-7417, (954) 534-7083 fax

Updated: 10/01/2020



April 14, 2022

**745 N Andrews – UDP-EV22006
DRC – Utility Easement Vacation**

Project Narrative

The Applicant owns property located at 745 N. Andrews Avenue, Fort Lauderdale, Florida 33301.

The Applicant is proposing to vacate a 15-foot wide utility easement from the north to the south end of the property. Previously vacated as an alley reservation. Responses from utility companies providing their 'no objection' to the vacation request will be provided at the time of approval. If utilities are later to be found, those utilities will be relocated/removed within the easement at the cost of the Applicant.

The legal description for the utility easement is:

15' alley reservation vacated per ordinance No. C-82-8815.0' retained as utility easement per O.R. 10741, Pg. 446, B.C.R.

Below is an excerpt of the Progresso Plat which shows the 15' wide easement proposed to be vacated:



SEC. 47-24.7 VACATION OF EASEMENT

Criteria. An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:

- A. *Vacation of easement (city commission).*

1. *Applicant.* The applicant shall be the owner of property subject to public easement sought to be vacated or the city.

RESPONSE: The Applicant owns the subject property located at 745 N. Andrews, Fort Lauderdale, FL 33301. The utility easement vacation is required for the development of the 745 N, Andrews project.

2. *Application.* An application for a vacation of easement shall be made to the department, and shall include a legal description of the easement or portion thereof proposed to be vacated and written consent executed by every utility company with existing utilities or a right to locate such utilities within the easement.

RESPONSE: The utility easement is more specifically identified in the survey and drawings included in this application. Letters of no objection from all franchised utility companies will be provided at the time of submittal.

3. *Review process.*
 - a. An application shall be submitted to the development review committee for review to consider if the application meets the criteria for a vacation of easement.
 - b. The DRC shall prepare a report to be included with the application regarding existing utilities within the easement and whether the criteria have been met.
 - c. The DRC shall forward its recommendation for a vacation of an easement to the city commission.
 - d. During a regular public meeting, the city commission consider the application and the record and recommendations forwarded by the DRC and shall hear public comment on the application.
 - e. If the city commission determines that the application meets the criteria for vacation, the city commission shall approve the vacation. If the city commission determines that the proposed development or use does not meet the criteria, the city commission shall deny the vacation.
 - f. Approval of a vacation of an easement shall be by resolution adopted by the city commission.

RESPONSE: Acknowledged and will comply.

4. *Criteria.* An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:

- a. The easement is no longer needed for public purposes.

RESPONSE: The relocated of the utility easement has not been determined at this time. The Once the utilities are relocated, the subject easement vacation area will not be needed for public utility purposes and will be covered by the proposed building.

- 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: The utilities currently located within this easement area will be relocated pursuant to a relocation plan developed with FP&L. Letters of no objection from all franchised utility companies, except FP&L are provided.

5. *Appeal.* If an application for vacation is denied by the city commission, the applicant may appeal the decision in accordance with the procedures provided in Section 47-26B, Appeals.

RESPONSE: Acknowledged.

6. *Effect upon approval.* The resolution approving a vacation of easement shall be recorded in the public records of the county within thirty (30) days after adoption. The resolution may provide for the retention of a utility or other type of easement needed by the city, and may have a delayed effective date in order that any necessary conditions relating to the vacation may be made.

RESPONSE: Acknowledged.

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 Applicant has taken this comment under advisement.

- 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 is a request for a vacation of a Utility Easement.

- 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: N/A – This is a request for a vacation of a Utility Easement.

- 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 well field 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.

Response: There are no environmentally sensitive lands on this site.

- E. **Fire protection.** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: N/A – Utility Easement

- F. **Parks and open space.** *New ordinance adopted in June 2006.*

Response: N/A – This is a request for a vacation of a Utility Easement.

- 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: N/A – This is a request for a vacation of a Utility Easement.

- 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: N/A – This is a request for a vacation of a Utility Easement.

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: N/A – This is a Utility Easement vacation.

- 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.

Response: N/A – Utility Easement

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: N/A – Utility Easement

- 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: N/A – Utility Easement

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.

Response: N/A – This is a request for a vacation of a Utility Easement.

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 FDOT traffic engineering standards and plans as applicable.

Response: N/A – This is a request for a vacation of a Utility Easement.

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: N/A – This is a request for a vacation of a Utility Easement.

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:
 - c. 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.

- d. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
- e. 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.
- f. A further detailed analysis and any other information that the review committee considers relevant.
- g. 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.
- h. 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 – This is a request for a vacation of a Utility Easement.

- 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 & accepted applicable traffic engineering standards.

Response: N/A – This is a request for a vacation of a Utility Easement.

- 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: N/A – This is a request for a vacation of a Utility Easement.

- 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.

Response: Acknowledged.

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

Response: Acknowledged.

9. **Street trees.** In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: N/A – This is a request for a vacation of a Utility Easement.

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 – This is a request for a vacation of a Utility Easement.

- O. **Trash management requirements.** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Acknowledged.

P. Historic and archaeological resources.

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

Response: Response: N/A – This is a request for a vacation of a Utility Easement.

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.

Respectfully,

Sarah Owen DelNegri
Flynn Engineering Services, P.A.

PROJECT:

745 N ANDREWS UTILITY EASEMENT VACATION

Site Plan Level II
UDP-EV22006

LEGAL DESCRIPTION

COMMENCING AT A FOUND NAIL AND DISC, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. 8TH STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 1ST AVENUE, ALSO BEING THE NORTHWEST CORNER OF LOT 48, BLOCK 286, PROGRESSO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18; THENCE, RUNNING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N 87°51'38" E A DISTANCE OF 135.00' TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 48, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE, FROM SAID POINT OF BEGINNING, RUNNING PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF N.W. 1ST AVENUE, S 02°07'22" E A DISTANCE OF 250.00' TO THE POINT OF TERMINATION; LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY LINES OF N.W. 8TH STREET; ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN LOT 38 OR LOT 11 OF THE PREVIOUSLY MENTIONED PLAT BOOK 2, PAGE 18. SUBJECT TO ALL RIGHTS-OF-WAY OF RECORD.

DRC SHEET INDEX

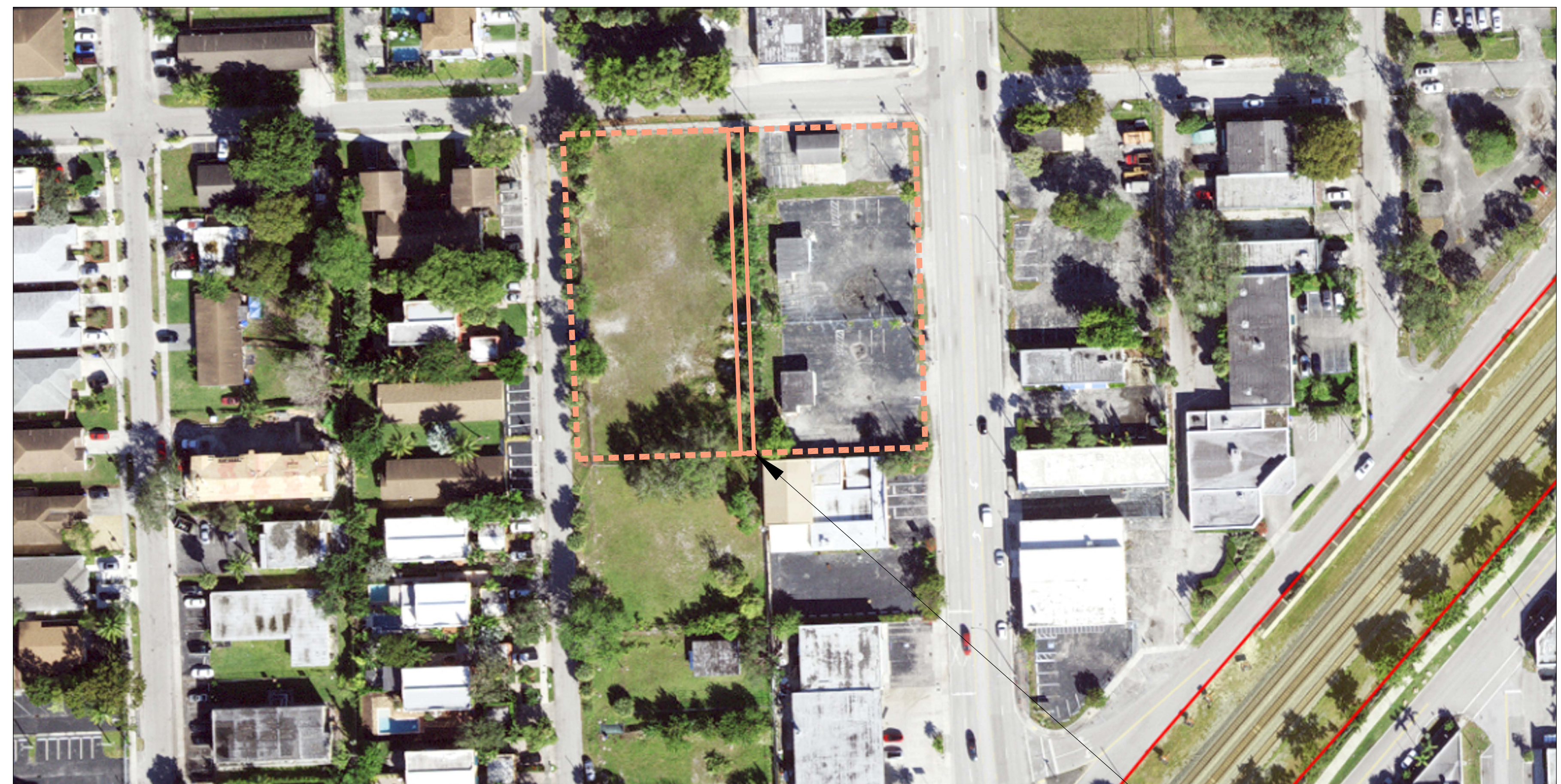
SURVEY
PLAT
X1
X6 UTILITY EASEMENT EXHIBIT

SKETCH AND LEGAL ATTACHED

PROJECT TEAM

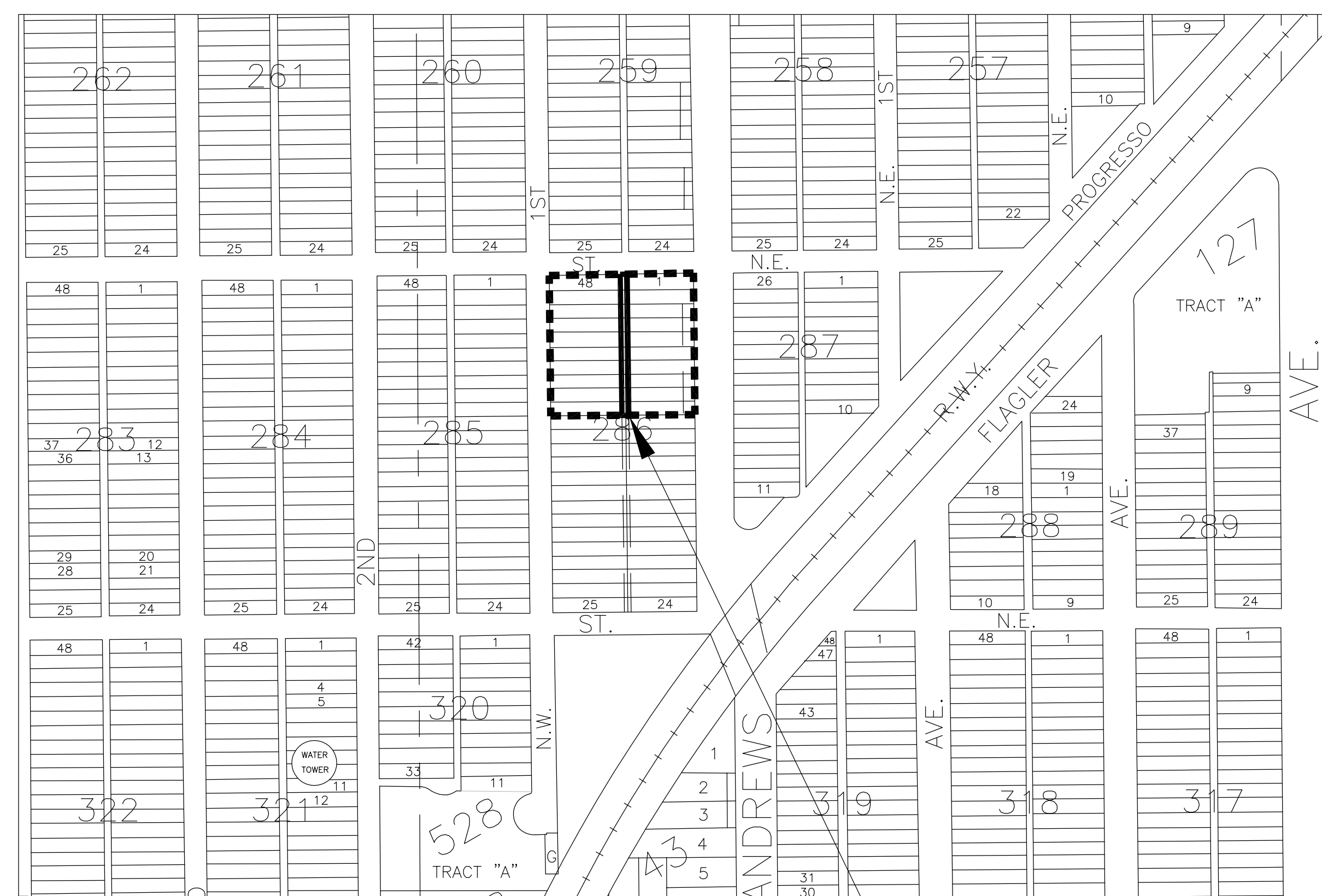
LAND USE ATTORNEY
LOCHRIE & CHAKAS, PA
1401 E Broward Blvd, Suite 303,
Fort Lauderdale, FL
954.779.1119

CIVIL ENGINEER / PLANNING
FLYNN ENGINEERING SERVICES, PA
241 Commercial Blvd., LBTS, FL
954.522.1004



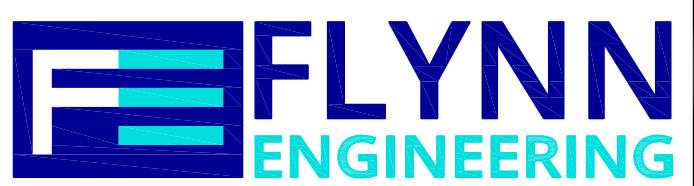
AERIAL MAP
N.T.S. 
NORTH

Utility Easement




LOCATION MAP
N.T.S. 
NORTH

Utility Easement



241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

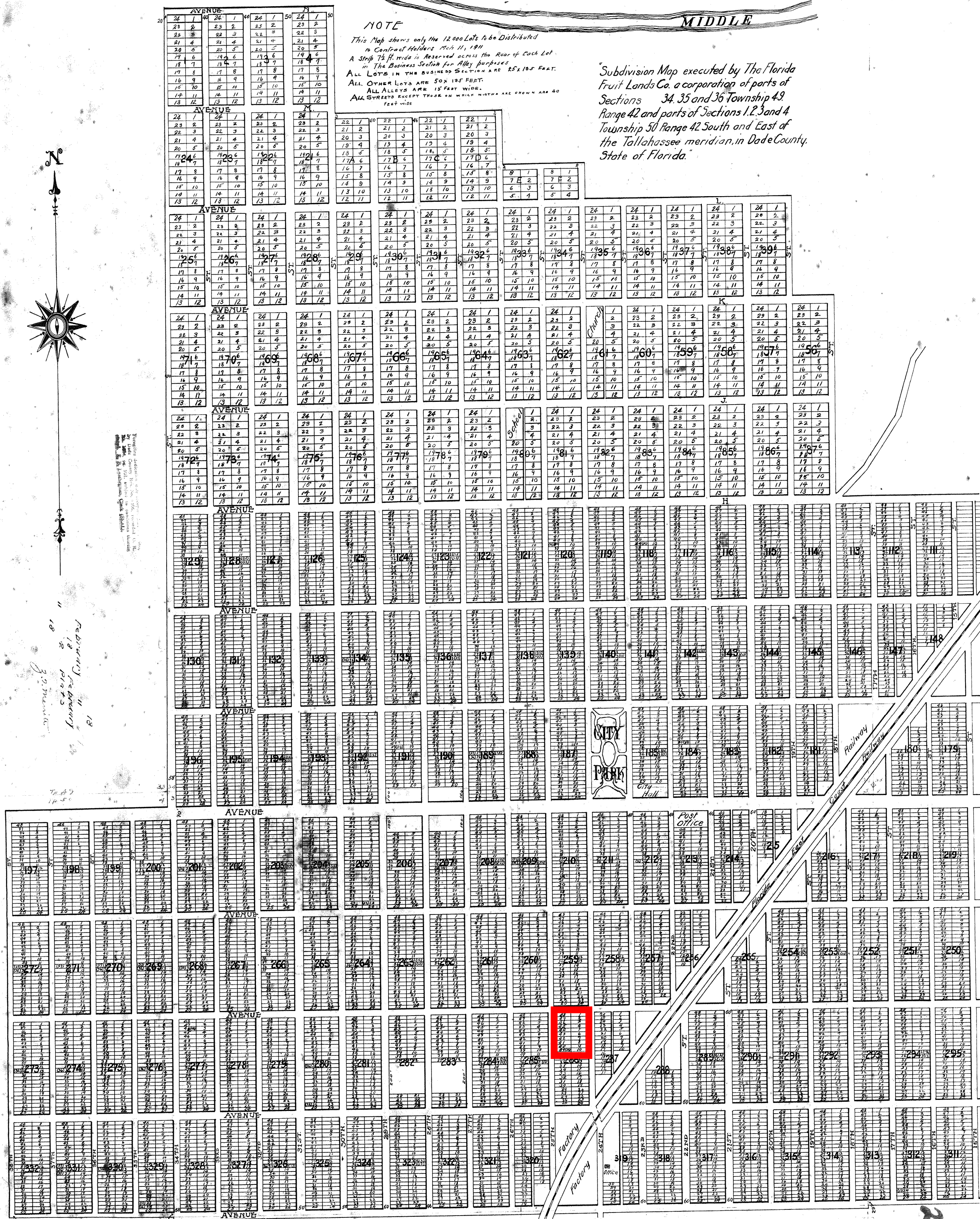
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AS NOTED	JMG	SROD	
JOB NO:	22-1685.00	PLOT DATE: 02/16/2023	

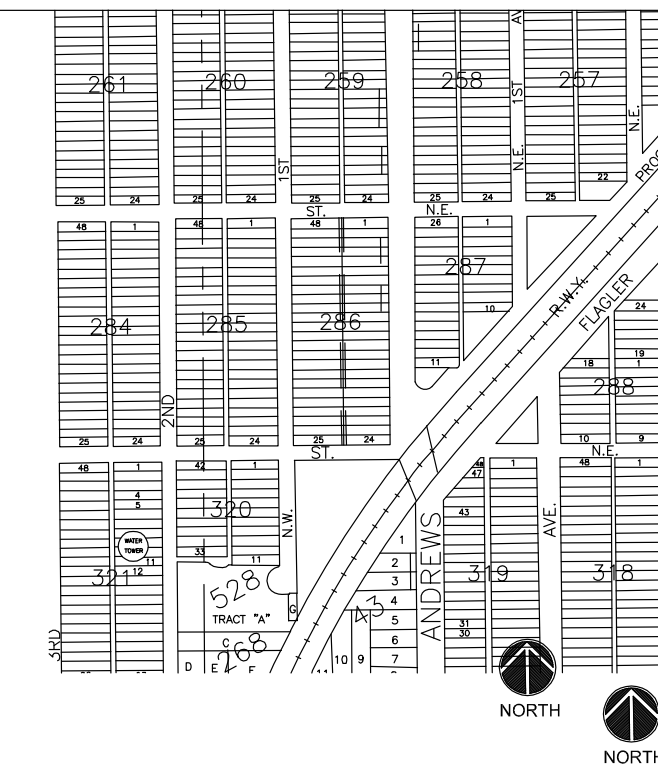
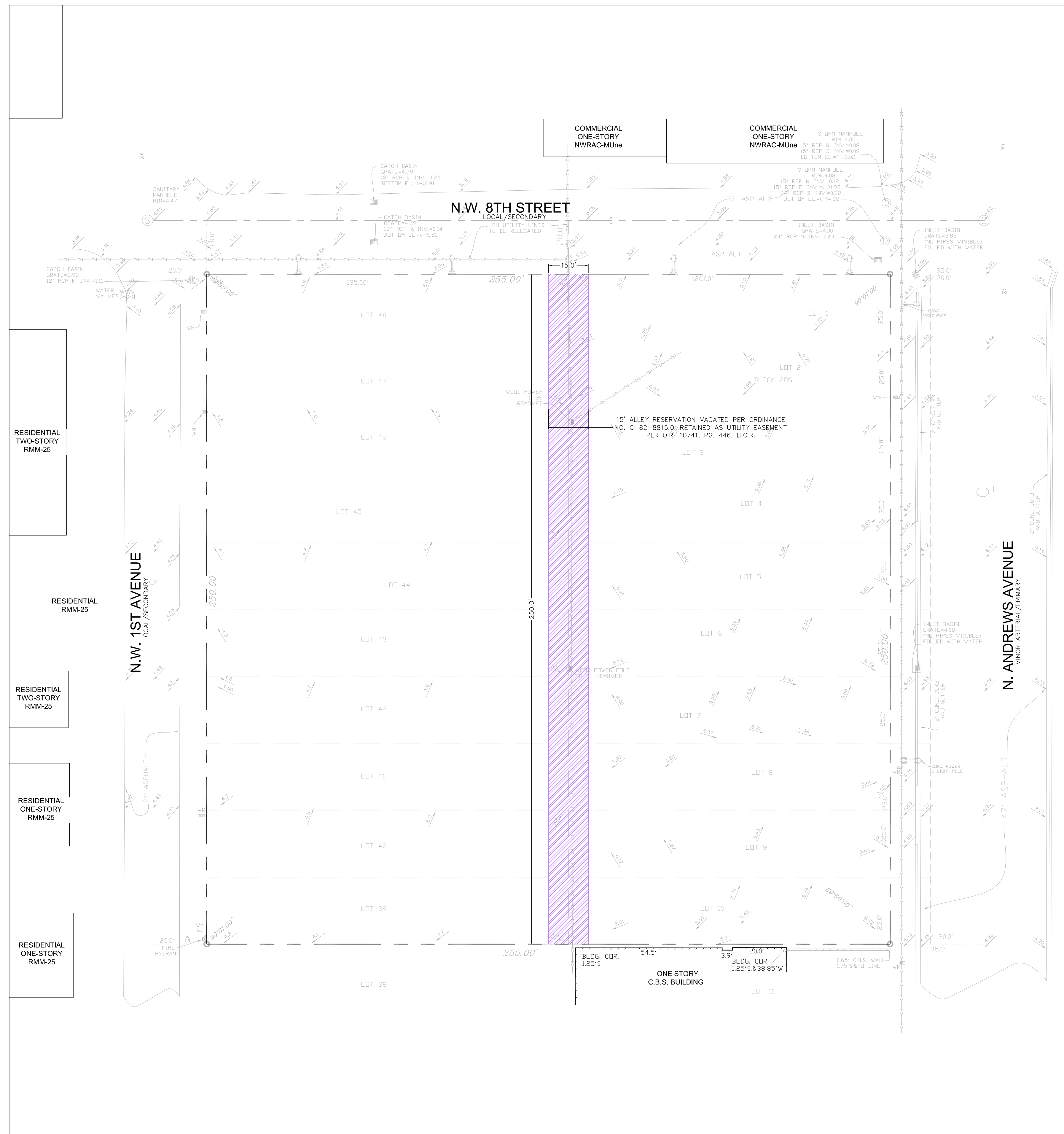
PROG

MIDDLE

NOTE
This Map shows only the 1200 Lots to be Distributed
in Contract Order No. 11, 1911
at the Business Office for City Purposes
All Lots in this Section are 1/2 Acre Each
All Other Lots are 1/4 Acre Each
All Allocated Area 1/2 Acre Width
All Sections except those in which there are other lots

Subdivision Map executed by The Florida
Fruit Lands Co. a corporation of parts of
Sections 34, 35 and 36 Township 4S
Range 42 and parts of Sections 1, 2, 3 and 4
Township 5S Range 42 South and East of
the Tallahassee meridian, in Dade County,
State of Florida.





LAND DESCRIPTION:
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 LESS the East 15.00 feet thereof, AND 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48, Block 286, PROGRESSO, according to the plat thereof, recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

LEGEND:

 UTILITY EASEMENT TO BE VACATED



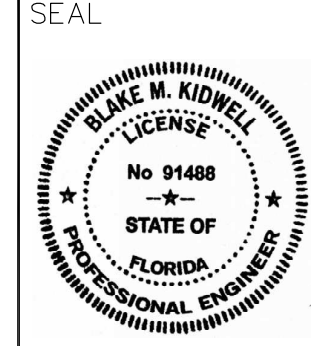
Sheet Title
UTILITY EASEMENT EXHIBIT

Job Title
**745 N. ANDREWS AVE
 FORT LAUDERDALE, FLORIDA**



Revisions

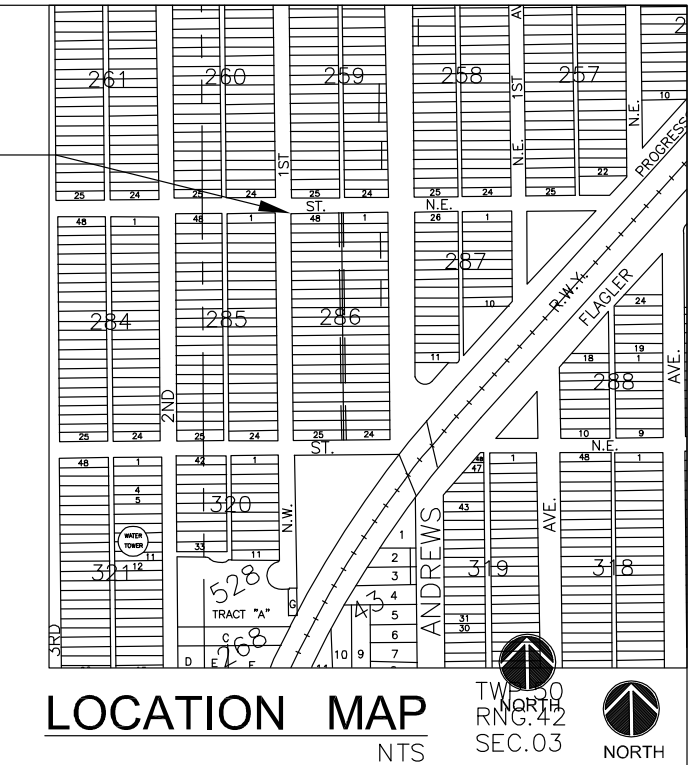
Phase:
 DRG DOCUMENTS



Blake M Kidwell
 Digitally signed by Blake M Kidwell
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 Printed copies of this document are not considered signed and sealed.

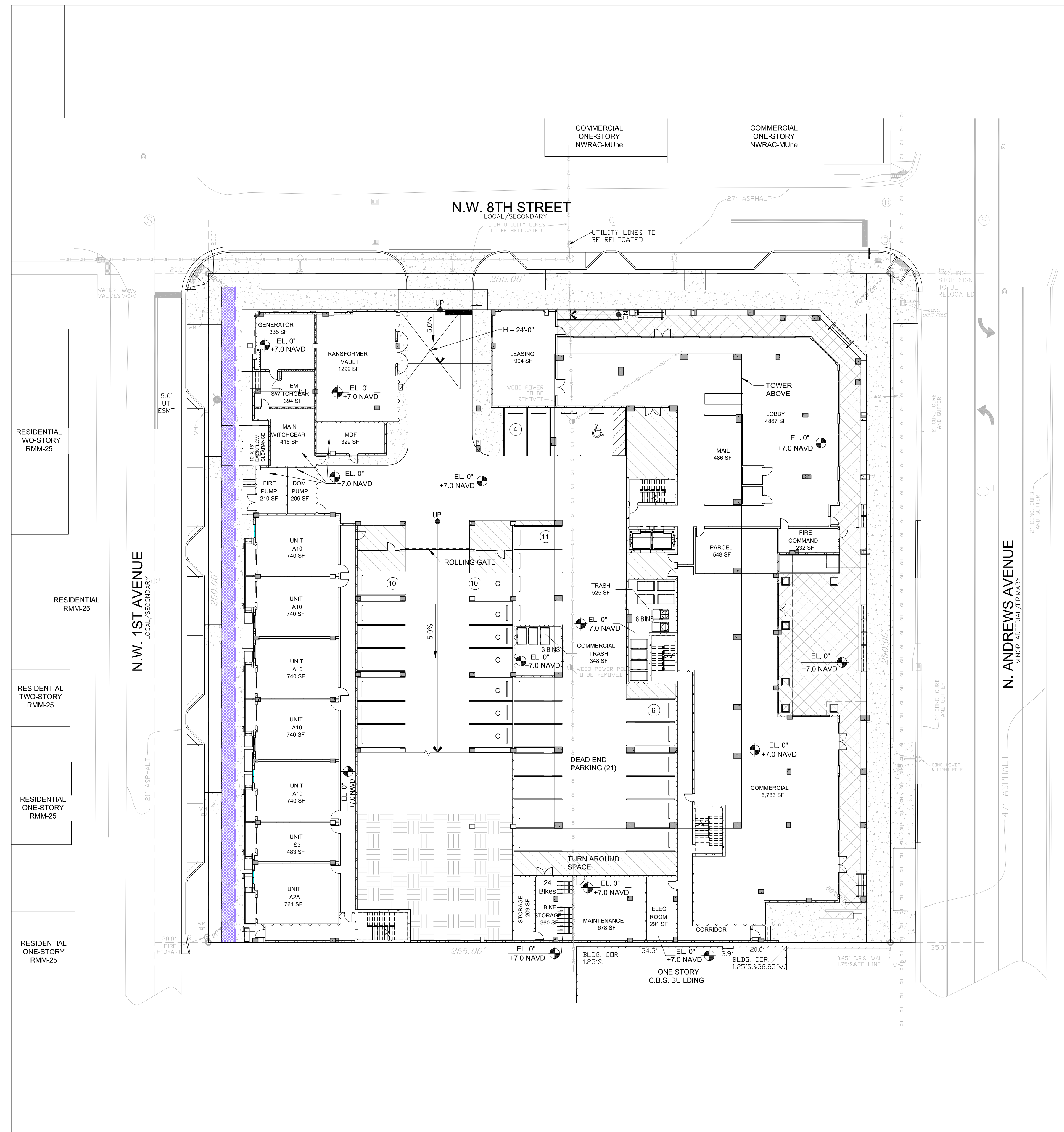
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Job No.	Plot Date
22-1658.00	02/16/23
Drawn by	Sheet No.
JMG	X1
Proj. Mgr.	
SR00	
Appr. by	1 of 1
JMF	



LAND DESCRIPTION:
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 LESS the East 15.00 feet thereof, AND 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48, Block 286, PROGRESSO, according to the plat thereof, recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

LEGEND:

 5' UTILITY EASEMENT



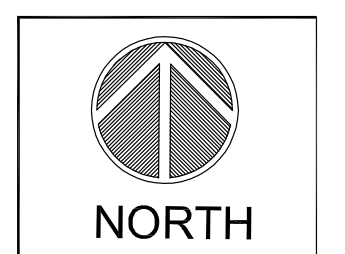
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This document has been digitally signed and sealed by Blake M. Kidwell on 02/16/2023.
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Sheet Title
UTILITY EASEMENT EXHIBIT

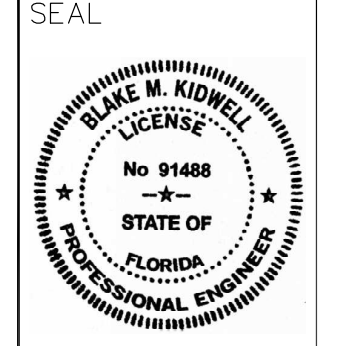
Job Title
**745 N. ANDREWS AVE
 FORT LAUDERDALE, FLORIDA**



Revisions

No.	Description

Phase:
 DRC DOCUMENTS



Scale: 1"=20'	Date 03/04/22
Job No. 22-1658.00	Plot Date 02/16/23
Drawn by JMG	Sheet No. X6
Proj. Mgr. SROD	
Appr. by JMF	1 of 1



Carlos Lozano
Manager - OSP Planning
& Engineering Design

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

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

September 7, 2022

Julia Gaffney
Flynn Engineering Services, P.A.
241 Commercial Blvd
Lauderdale-By-The-Sea, FL 333087

Subject: No Objection Letter for the vacation of utility easement.

ATT does not object to your request for the **Vacation of the 15' utility easement** as recorded per O.R. 10741, page 446. The Applicant currently owns the property, and an application is being submitted to the City of Fort Lauderdale to vacate.

It is understood that any relocation of existing AT&T facilities associated with the proposed project and encroachments will be at the owner's expense. Additional future easements in another location may be required to provide service to the proposed project. **ATT does not at this time maintain any existing utilities within the easement to be vacated.**

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

Sincerely,

A handwritten signature in black ink, appearing to read "Carlos Lozano".

Carlos Lozano
Manager - OSP Planning &
Engineering Design



2/7/23

Flynn Engineering Services, PA

241 Commercial Blvd
Lauderdale-By-The-Sea, FL 33308

Re: 745 M Andrews Ave , Ft Lauderdale, FL 33311

FES-22-1685.00, O.R.10741, Pg, 446

Dear Sir:

FPL has no objection to ORB 10741 PG 446 for vacation of the existing utility easement.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dan Agustin', is written over a horizontal yellow line.

Dan Agustin
Sr Spec Tech



December 22, 2022

Julia Gaffney
Flynn Engineering
241 E. Commercial Blvd.
Lauderdale-By-The-Sea, FL, 33308

Subject: **No Objection Letter for the Vacation of the 15 ft Utility Easement
at 745 N Andrews Avenue, Fort Lauderdale, FL**

Dear Ms. Gaffney,

The City of Fort Lauderdale's Public Works Department (PW) has reviewed the request for vacating the 250 linear feet of 15-foot wide utility easement recorded per OR 10741, page 446, and located at 745 N Andrews Avenue between N Andrews Avenue and NW 1st Avenue per the plans provided by Flynn Engineering.

The City of Fort Lauderdale (City) has determined that there are no City utilities located within the subject easement. **The City has no objection to the vacation of the utility easement described above.**

Should you have any questions or require any additional information, please contact me at (954) 828-5862.

Sincerely,

Igor Vassiliev, P.E.
Project Manager II

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV





3/9/2022

To: Julia Gaffney
Flynn Engineering Services, P.A.
241 Commercial Blvd
Lauderdale-By-The Sea, FL 33308

RE: Vacate of 15' Utility Easement
745 N Andrews Ave.
Fort Lauderdale, FL 33311

From: TECO Peoples Gas

To: Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company 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. Furthermore, TECO-PGS has no objection to construction of buildings, structures, and other improvements within all or any portion of the easement.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joan Domning".

Joan Domning
Administrative Specialist, Senior
Peoples Gas-Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783



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

Monday, February 13, 2023

**Ms. Julia Gaffney
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308**

RE: Letter of “No Objection” to vacating the existing Utility Easement located at address 745 N Andrews Ave Fort Lauderdale, FL, 33311, USA

Comcast does not object to your request for the vacation of the existing 15’ utility easement as recorded per O.R. 10741, page 446.

It is understood that any relocation of existing Comcast facilities associated with the proposed project and encroachments will be at the owner’s expense. Additional future easements in another location may be required to provide service to the proposed project. Comcast does not at this time maintain any existing utilities within the 15’ utility easement as recorded per O.R. 10741, page 446. to be vacated.

Sincerely,

COMCAST.

Ricardo Digitally signed by
Ricardo Davidson
Ricardo Davidson
Construction Supervisor
Davidson Date: 2023.02.13
16:03:38 -05'00'