



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
 I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

- Innovative Development (ID)** \$ 2,640.00
- Site Plan Level IV** \$ 950.00
- Site Plan Level II in DRAC/SRAC-SA** \$ 1,920.00
(Downtown Regional Activity Center / South Regional Activity Center-South Andrews)
- Plat / Plat Note Amendment** \$ 540.00 (includes \$90 Final-DRC Fee)
- Easement Vacation** \$ 560.00 (includes \$90 Final-DRC Fee)
- ROW Vacation** \$ 830.00 (includes \$100 Final-DRC Fee)
- Rezoning** \$ 910.00 (includes \$110 Final-DRC Fee)
(In addition to above site plan fee)
- Appeal and/or DeNovo Hearing** \$ 1,180.00
- Site Plan Deferral** \$ 490.00
- City Commission Request for Review** \$ 800.00
- City Commission General Review** \$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.



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		
Development / Project Name		
Development / Project Address	<u>Existing:</u>	<u>New:</u>
Current Land Use Designation		
Proposed Land Use Designation		
Current Zoning Designation		
Proposed Zoning Designation		
GdYVWZWFYeI Ygh		

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.



PROJECT NARRATIVE

APPLICANT: Charles Humphreys, Related Development LLC
PROJECT NAME: RD Las Olas
CASE: #V17012 Vacation of Portion of 14-Foot Alley Right-of-Way
LOCATION: Alley Adjacent 227 SE 6th Avenue
AUTHOR: Linda C. Strutt, AICP
DATE PREPARED: July 14, 2017
Updated November 7, 2017
Updated February 2, 2018

RD Las Olas is a mixed use multi-family residential and commercial project proposed to be constructed south of SE 2nd Street on the west side of South Federal Highway. The site is composed of Lots 5 through 9 of *Subdivision of Block H of the Town of Stranahan's Revised and Additional Subdivision in the Town of Fort Lauderdale* (Plat Bk. 1 Pg. 9, B.C.R.). The site is currently used for parking.

A 14-foot alley connecting SE 2nd Street to Las Olas Boulevard abuts the western side of the redevelopment site. The subject portion of the alley separates the site, currently used as a parking lot, from the bank parking garage on the west side of the alley. The new building is proposed to extend over the alley at several elevated stories comprising the parking garage podium, above the ground floor. In order to accommodate the proposed site plan, submitted to DRC concurrently with this application, approximately 240 feet of the alley lying to the south of S.E. 2nd Street needs to be vacated.

All of the lots included in the redevelopment site on the east side of the alley are being assembled under one ownership. The owner of the property abutting the proposed alley vacation on the west side is a party to the proposed vacation and redevelopment.

As property not included in the redevelopment project abuts the alley south of the proposed project and vacation, it is proposed to remain public. To maintain a connection to SE 2nd Street, the applicant is proposing to dedicate an access and utility easement essentially over the vacated portion of the alley under the building's upper floors. Primary vehicular access to the building will be via SE 6th Street. Only two service spaces on the ground floor will have direct access from the alley.

There are franchise and municipal utilities located in the subject portion of the alley. FPL overhead facilities will be relocated at the expense of the developer. Proposed modifications to existing sewer and drainage facilities are included in the site plan submittal under separate review. A public access-utility easement will be dedicated essentially in the location of the vacated alley. Any other easements needed to accommodate new/relocated facilities will be dedicated. Letters of no objection have been requested from all of the franchise utilities as well as the City's Public Works Department. Letters have been received from Public Works and all franchise utilities.



ULDR NARRATIVES

APPLICANT: Charles Humphreys, Related Development LLC
PROJECT NAME: RD Las Olas
REQUEST: Vacation of Portion of 14-Foot Alley Right-of-Way
CASE: #V17012 Level IV Vacation of Rights-of-Way
LOCATION: Alley Adjacent 227 SE 6th Avenue
AUTHOR: Linda C. Strutt, AICP
DATE PREPARED: July 14, 2017
Updated November 7, 2017
Updated February 2, 2018

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

A. Vacation of rights-of-way or other public place (city commission).

4. Criteria. An application for a vacation of a right-of-way or other public place 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;

The alley right-of-way measures 14 feet wide with no sidewalks. The proposed redevelopment site abuts the alley on the east side. The lots comprising the site are being assembled under single ownership. The abutting owner on the west side has agreed to conveying the west half of the vacated alley to be included in the redevelopment site. The remaining property abutting the southern portion of the alley will continue to have access to the public portion of the alley. The applicant is proposing to grant a 14-foot wide public access, essentially corresponding to the vacated portion of the alley to provide for continuous access between Las Olas Blvd. and SE 2nd Street. The subject alley right-of-way segment is not being used for pedestrian accessways. The applicant will grant easements for relocated utilities existing in this portion of the alley, as needed.

and

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

The applicant is proposing to grant an easement essentially over the vacated alley right-of-way connecting the remaining public portion of the alley to SE 2nd Street.

and

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

An access easement is being proposed essentially over the vacated alley right-of-way to maintain a connection between SE 2nd Street and Las Olas Blvd. so a turnaround is not necessary.

and

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

The alley does not currently serve pedestrian traffic. Enhanced sidewalks will be provided along the south side of SE 2nd Street and the west side of SE 6th Avenue abutting the project site.

and

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.

There are currently franchise and public utilities within the subject alley right-of-way. The applicant will work with the franchise utilities to address the facilities existing within this portion of the alley, as needed. The upstream end of the sanitary sewer located in the alley is planned to remain. The existing drainage through the alley serving the parcel to the west) will be re-routed to retain the service to said parcel, without impact to the City.

Letters of no objection have been requested and received from the franchise utilities and the City's Public Works Department.

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.

The proposed right-of-way vacation will not affect the adequacy of public services and facilities. The development project for this site is the subject of a separate DRC application which addresses each section of the Adequacy Requirements - Sec. 47-25.2. This narrative relates only to those adequacy requirements which may apply to the proposed right-of-way vacation.

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.

Potable water service will be taken from the existing main in SE 2nd Street. The projected project demand for potable water is addressed by the ULDR narratives provided for the development site plan.

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.

There are no drainage facilities specifically serving the alley, there is a “pass through” drainage pipe serving the adjacent parcel to the west, this pipe will be re-routed to retain the connection. Since the alley will become part of the proposed development project drainage facilities will be constructed per the Civil plans, with all drainage addressed onsite.

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.**

There is existing sanitary sewer in the alley running north to south. This sewer does not serve any other parcels upstream of the vacation but it may serve the parcel to the west. This sewer is planned to remain. Easements will be granted where necessary to accommodate the public sanitary sewer facilities. The projected project wastewater demand is addressed by the ULDR narratives provided with the development site plan submittal.



September 29, 2017

Linda Strutt
227 Goolsby Blvd
Deerfield Beach, FL 33442

Re: 501 E Las Olas Blvd , Ft. Lauderdale, FL 33301

Dear Linda Strutt,

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

However, FPL has existing 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) 717-1431 should you have any questions or concerns.

Yours truly,

A handwritten signature in black ink, appearing to read 'Favyan Torres', is written over a horizontal line.

Favyan Torres
Engineer II



John Hughes
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

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

November 9, 2017

Ms. Linda C. Strutt, AICP
Linda Strutt Consulting, Inc
227 Goolsby Boulevard
Deerfield Beach, Florida 33442

Subject: Proposed Vacation of Alley (Partial)
RD Las Olas (Case # V17012)
South of SE 2nd Street
City of Fort Lauderdale

Dear Ms. Strutt:

Based on the legal sketch and description provided, ATT does not object to the proposed vacation of the portion of the 14-foot alley adjacent to the west side of Lots 5 through 9 Subdivision of Block H of the Town of Stranahan's Revised and Additional Subdivision in the Town of Fort Lauderdale (Plat Bk. 1 Pg. 9, B.C.R.)

It is understood that any relocation of existing ATT facilities associated with the proposed project and vacation will be at the owner's expense. Additional future easements in another location may be required to provide service to the proposed project.

Should you have any questions, please contact me at 954-423-6326.

Sincerely,

John Hughes
Specialist OSP Engineering

CC: City of Fort Lauderdale
Planning & Zoning Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311



Easement & Right-of-Way Vacation Letter

9/29/2017

To: Linda C. Strutt
Linda Strutt Consulting Inc
227 Goolsby Blvd
Deerfield Beach, FL 33442

Subject: Proposed Partial Vacation of Alley Rd Las Olas (Case # V17012) South of SE 2nd Ave City of Fort Lauderdale

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

David Rivera
Gas Design 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 retirement or replacement of these facilities.

David Rivera
Gas Design 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 is incorporated in the replat, or the applicant will pay for the relocation or replacement of these facilities.

David Rivera
Gas Design Technician

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

David Rivera
Gas Design Technician

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

(877) 832-6747
Fax (954) 453-0804
www.TECOEnergy.com

October 26, 2017

Ms. Linda C. Strutt, AICP
Linda Strutt Consulting, Inc
227 Goolsby Boulevard
Deerfield Beach, Florida 33442

Subject: Proposed Vacation of Alley (Partial)
RD Las Olas (Case #V17012)
South of SE 2nd Street
City of Fort Lauderdale

Dear Ms. Strutt:

This letter is in response to your request for a letter regarding the proposed vacation of a portion of the 14-foot alley right-of-way adjacent to the west side of Lots 5 through 9 *Subdivision of Block H of Stranahan's Revised and Additional Subdivision in the Town of Fort Lauderdale* plat (Plat Bk. 1 Pg. 9, B.C.R.).

We have determined that there are City infrastructure facilities located within the subject alley right-of-way as shown on the attached legal sketch. We do not object to the proposed vacation of said alley right-of-way provided the vacation is conditioned upon the developers modifying the utilities as appropriate, consistent with approved engineering plans, at their expense. Any relocated utilities would be required to be inspected and accepted by the Utilities Department.

Should you have any questions regarding this matter, please contact me at 954-828-7809.

Sincerely,



Rick Johnson
Utilities Distribution and Collection Systems Manager

CC: Ms. Ella Parker



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

Monday, December 18, 2017

Ms. Linda C. Strutt, AICP
Linda Strutt Consulting, Inc
227 Goolsby Boulevard
Deerfield Beach, Florida 33442

Subject: Proposed Vacation of Alley (Partial)
 RD Las Olas (Case #V17012)
 South of SE 2nd Street
 City of Fort Lauderdale
 [Comcast muid_9185_B](#)

Dear Ms. Strutt:

Based on the legal sketch and description provided, Comcast does not object to the proposed vacation of the portion of the 14-foot alley adjacent to the west side of Lots 5 through 9 *Subdivision of Block H of the Town of Stranahan's Revised and Additional Subdivision in the Town of Fort Lauderdale* (Plat Bk. 1 Pg. 9, B.C.R.)

Comcast will coordinate with the developer for the relocation of our existing facilities within the limits of this request.

Should you have any further question, please feel free to call me at 1-954-447-8405 e-fax 1-954-534-7008 or e-mail at Leonard_Maxwell-Newbold@cable.comcast.com

Sincerely,

Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast / Southern Division (RDC)
01/5/2016 2:46:10 PM

cc: Ms. Linda C. Strutt, AICP
 City of Fort Lauderdale
 Planning & Zoning Department
 700 NW 19th Avenue

STATE OF Florida)
COUNTY OF Bay) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by Marian L. Jelks, as Trustee of the Howard C. Jelks, Jr. Trust of 1992, and said Marian L. Jelks is personally known to me or has produced _____ as identification.

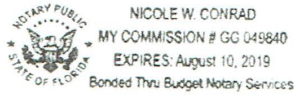
WITNESS my hand and official seal in the County and State last aforesaid this 20 day of July, 2017.

My Commission Expires: 8/10/19

Nicole W. Conrad

Notary Public
Nicole W. Conrad

Typed, printed or stamped name of Notary Public



Urban Design and Planning Division
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Authorization Letter for development approvals associated with property located 227 SE 6th Avenue/Federal Highway) and identified by the Property Appraiser as folio number 504210080080 in the City of Fort Lauderdale, Florida

To Whom it May Concern:

We are the record owners of the property noted above. We hereby authorize We hereby authorize Steelbridge Las Olas East, LLC, Steelbridge Las Olas West, LLC, Lochrie & Chakas, P.A., Related Development, LLC, The Related Group, Linda Strutt Consulting, Inc., Botek Thurlow Engineering, Architectural Alliance, and Cohen Freedman Encinosa Architects to act as agents in connection with the development approvals and alley vacation associated with the property noted above.

Sincerely,

By: Marie Entry
MARIE ENTRY

Dated this 24 day of July, 2017.

Sincerely,

By: Tiffany Mathis
TIFFANY F. MATHIS

Dated this 22nd day of July, 2017.

Sincerely,

By: Bridget N. Ewing
BRIDGET N. EWING

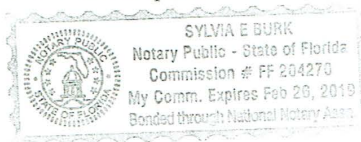
Dated this 22nd day of July, 2017.

STATE OF Florida)
COUNTY OF Okaloosa) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by MARIE ENTRY and who is personally known to me or who has produced D/L as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of July, 2017.

My Commission Expires:



Sylvia E. Burk
Notary Public
Sylvia E. Burk
Typed, printed or stamped name of Notary Public

Authorization Letter / City of Fort Lauderdale
Marie Entry, Tiffany F. Mathis, Bridget N. Ewing

STATE OF Florida)
COUNTY OF Duval) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by TIFFANY F. MATHIS who is personally known to me or who has produced D/L as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of July, 2017.

My Commission Expires:



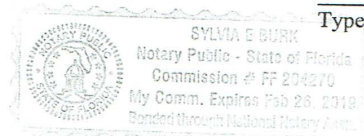
[Signature]
Notary Public
Sylvia E. Burk
Typed, printed or stamped name of Notary Public

STATE OF Florida)
COUNTY OF Duval) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged by BRIDGET N. EWING who is personally known to me or who has produced D/L as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of July, 2017.

My Commission Expires:



[Signature]
Notary Public
Sylvia E. Burk
Typed, printed or stamped name of Notary Public