

**LAW OFFICES
JOHN F. PHILLIPS, ESQ.
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John F. Phillips, P.A.*
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N.J., N.Y., and Colorado
E-Mail: JOHNPILPA@aol.com

11/6/2020

Dept. of Sustainable Development
Urban Design and Planning Division
Attention: Adam Schnell Case V19008 Aschnell@fortlauderdale.gov
planning@fortlauderdale.gov EParker@fortlauderdale.gov brestrepo@fortlauderdale.gov
700 NW 19th Avenue
Fort Lauderdale, Florida 33311

Re: Case NO.: V19008
Re: V19008 Applicant: Holman Automotive
Vacation of ROW on portion of N.E. 8th Street between
NE 1st Avenue and Progresso Drive
P&Z Hearing Date/time: 11/18/2020 6:00 PM

Dear Mr. Schnell:

My client Anthony Curatola wishes to reiterate his strong objection to the requested Violation of ROW for the portion of NE 8th Street. His objections have been consistent and well documented from the beginning, and are concerned with the deleterious effect such will have on his property and that of the area.

Note that our attempts to sign up, fill out and submit the Speaker form on the P&Z Website, was unsuccessful, as the November 11/18/2020 date is not on the P&Z Board Website. If there is an alternative site or method, please advise.
Please send me the modified plans that your office indicated were submitted.

Letter to Dept. of Sustainable Development
Urban Design and Planning Division
Attention: Adam Schnell Case V19008
11/6/2020
Page Two (2)

Re: Case NO.: V19008
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NE 1st Avenue and Progresso Drive
P&Z Hearing Date/time: 11/18/2020 6:00 PM

While there have been informal meetings by the applicant and its counsel, (for example on 1/6/2020) my client and others listened to the proposal, made comments, and have filed objections. I am curious as to the acceleration of this matter to the P&Z, particularly as the City previously recommended against the closure.

Antonio Curatolo, my client, owns real estate parcels close to the subject of the above referenced DRC application which we understand and believe was correctly rejected in the DRC Comment Report dated 7/23/19. Based on the developments planned for the NW-RAC area, and the need for interconnectivity, pedestrian and vehicular traffic, City staff correctly recommended denial of the application for vacation of the above described street. Now the matter is before the P&Z for determination if the application is consistent with the ULDR. I am at a loss as to why, if at all, the City has apparently changed its recommendation, as previously the Staff recommended that the existing encroachment agreement dating back to 11/9/87 be terminated. Such action is important for the entire NW-RAC area from Andrews to Progresso Drive, and particularly as to the block between NE 8 Street and NE 9 Street. As my client owns 2 parcels on both sides of N.E. 1st Avenue which would be adversely affected by the vacation of the requested parcel, he vehemently objects and wants to affirm his support for the DRC's rejection of this request. Kindly file this in the file for dissemination to the P&Z Members who will be considering the matter. Kindly advise when the P&Z Website will be updated to allow my client to register as a speaker. Finally, provided the amended site plan you and I discussed.

Very truly yours,
John F. Phillips
John Phillips, Esq.

LAW OFFICES
JOHN F. PHILLIPS, ESQ.
2109 S.E. 19th Street
Ft. Lauderdale, Florida 33316
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John F. Phillips, P.A.*
***Admitted to practice in Florida,**
N.J., N.Y., and Colorado
E-Mail: JOHNPHILPA@aol.com

August 7, 2019

Aschnell@fortlauderdale.gov, planning@fortlauderdale.gov
EParker@fortlauderdale.gov, brestrepo@fortlauderdale.gov

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

Re: V19008 Applicant: Holman Automotive
Vacation of ROW on portion of N.E. 8th St. b/t NE 1st Ave. and Progresso Dr.
My Client: Antonio Curatolo

Messrs. Schnell, Parker, Restrepo:

Please be advised that I represent Mr. Antonio Curatolo, who owns real estate parcels close to the subject of the above referenced DRC application, which we understand was correctly rejected in the DRC Comment Report dated 7/23/19. Based on the developments planned for the NW-RAC area, and the need for interconnectivity, pedestrian and vehicular traffic, City staff correctly recommended denial of the application for vacation of the above described street.

Furthermore, the Staff recommended that the existing encroachment agreement dating back to 11/9/87 be terminated. Such action is important for the entire NW-RAC area from Andrews to Progresso Drive, and particularly as to the block between NE 8 Street and NE 9 Street. As my client owns 2 parcels on both sides of N.E. 1st Avenue which would be adversely affected by the vacation of the requested parcel, he vehemently objects and wants to affirm his support for the DRC's rejection of this request by the applicant, and demands to be noticed on any matter, informal or formal between the City and the applicant. In the event that further appeal or other administration action is pursued by the applicant, Mr. Curatolo wants to be informed at every step of the way to make his objection known, so that he may be given an opportunity to participate, voice his opposition, and protect his interests.

Very truly yours,

John F. Phillips
JOHN F. PHILLIPS

March 7, 2020

DRC Committee
Planning & Zoning Board of Fort Lauderdale
Mayor and City Commission of Fort Lauderdale

Re: Holman Request for Street Closure

PROJECT NAME: Holman's Vacation of ROW on Portion of NE 8th Street
CASE NUMBER: V19008
REQUEST: Vacation of Right-of-Way: 5,100 Square Foot Portion of NE 8th Street
LOCATION: Portion of NE 8th Street right-of way, east of NE 1st Avenue and west of Progresso Drive

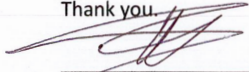
To Whom it May Concern:

Please be advised that I am the property owner of the land located at:

777 → 741 NE 1st Ave
FT Lauderdale FL 33304.

While I feel the Holman Parking Garage project is impressive, I would like to be on record as opposing any vacation of the N.E. 8th Street Right-of-Way east of N.E. 1st Avenue and West of Progresso Drive. I feel that the project should not require any street closure.

Thank you.


Mark Larson
Property Owner
Address: 797 NE 1st Ave
FT Lauderdale FL 33304
Phone: 954-554-0394
Email address: Lanzmarko@aol.com

March 7, 2020

DRC Committee
Planning & Zoning Board of Fort Lauderdale
Mayor and City Commission of Fort Lauderdale

Re: Holman Request for Street Closure

PROJECT NAME: Holman's Vacation of ROW on Portion of NE 8th Street
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To Whom it May Concern:

Please be advised that I am the property owner of the land located at:

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Thank you.

ANTONIO / MARIAU. CURATOLO
Property Owner
Address: 825-B NE 2ND AV
F.LAUN - EVA 33304
Phone: 954-6001414
Email address: AC49@ATT.NET

825 NE 2ND AV.
811 NE 1ST AV
829 NE 1ST AV
822 NE 1ST AV
826 NE 1ST AV
818 NE 1ST AV
905 NE 3RD AV
902 NE 3RD AV
915 NE 3RD AV

March 7, 2020

DRC Committee
Planning & Zoning Board of Fort Lauderdale
Mayor and City Commission of Fort Lauderdale

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LOCATION: Portion of NE 8th Street right-of way, east of NE 1st Avenue and west of Progresso Drive

To Whom it May Concern:

Please be advised that I am the property owner of the land located at:

~~735-731 N.E. 1st~~
~~LEGAL DESCRIPTIONS~~
① Progresso 2-18 D
LOT 6 TO 9 BIK 287

While I feel the Holman Parking Garage project is impressive, I would like to be on record as opposing any vacation of the N.E. 8th Street Right-of-Way east of N.E. 1st Avenue and West of Progresso Drive. I feel that the project should not require any street closure.

② Progresso 2-18 D
LOT 1 2, BIK 287
③ Progresso 2-18 D
LOT 4 W 1/2 BIK 287
④ Progresso 2-18 D
LOT 1 E 1/2 BIK 287

Thank you.

[Handwritten Signature]
Property Owner
Address: _____
FAC of Justin International INC

Phone: 305-763-2742
Email address: min+mc @ anon on bell-south.net

March 7, 2020

DRC Committee
Planning & Zoning Board of Fort Lauderdale
Mayor and City Commission of Fort Lauderdale

Re: Holman Request for Street Closure


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LOCATION: Portion of NE 8th Street right-of way, east of NE 1st Avenue and west of Progresso Drive

To Whom it May Concern:

Please be advised that I am the property owner of the land located at:
809 Progresso Dr. Ft. Lauderdale, FL 33304

While I feel the Holman Parking Garage project is impressive, I would like to be on record as opposing any vacation of the N.E. 8th Street Right-of-Way east of N.E. 1st Avenue and West of Progresso Drive. I feel that the project should not require any street closure.

Thank you.


Property Owner
Address: 809 Progresso Dr.
Ft. Lauderdale, FL 33304
Phone: 954-763-5300
Email address: tmckay@floridalevel.com

March 7, 2020

DRC Committee
Planning & Zoning Board of Fort Lauderdale
Mayor and City Commission of Fort Lauderdale

Re: Holman Request for Street Closure

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To Whom it May Concern:

Please be advised that I am the property owner of the land located at:

847 NE 2ND AVE

While I feel the Holman Parking Garage project is impressive, I would like to be on record as opposing any vacation of the N.E. 8th Street Right-of-Way east of N.E. 1st Avenue and West of Progresso Drive. I feel that the project should not require any street closure.

Thank you.

Jay P. Weid

Property Owner

Address: 847 NE 2ND AVE

Phone: 954.907.1400

Email address: CERTIFIEDLEASING@AOL.COM

March 7, 2020

DRC Committee
Planning & Zoning Board of Fort Lauderdale
Mayor and City Commission of Fort Lauderdale

Re: Holman Request for Street Closure

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LOCATION: Portion of NE 8th Street right-of way, east of NE 1st Avenue and west of Progresso Drive

To Whom it May Concern:

Please be advised that I am the property owner of the land located at:

900 NE 3rd Ave Fort Lauderdale, FL 33304

While I feel the Holman Parking Garage project is impressive, I would like to be on record as opposing any vacation of the N.E. 8th Street Right-of-Way east of N.E. 1st Avenue and West of Progresso Drive. I feel that the project should not require any street closure.

Thank you.

Matthew J Brock

Property Owner

Address: 900 NE 3rd Ave

Fort Lauderdale, FL 33304

Phone: 954-224-9391

Email address: mat@builders-bargain.com