



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

<p><input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</p> <ul style="list-style-type: none"> New nonresidential less than 5,000 square feet Change of use (same impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans) <p>COMPLETE SECTIONS B, C, D, G</p>	<p><input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <ul style="list-style-type: none"> New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%) <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB)</p> <ul style="list-style-type: none"> Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p><input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC)</p> <ul style="list-style-type: none"> Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only (review not required by PZB) Vacation of Easement* <p>COMPLETE SECTIONS B, C, D, E, F</p>
<p><input type="checkbox"/> EXTENSION</p> <p>Request to extend approval date for a previously approved application</p> <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> DEFERRAL</p> <p>Request to defer after an application is scheduled for public hearing</p> <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> APPEAL/DE NOVO</p> <ul style="list-style-type: none"> Appeal decision by approving body De Novo hearing items <p>COMPLETE SECTIONS B, C, H</p>	<p><input type="checkbox"/> PROPERTY AND ROW ITEM</p> <ul style="list-style-type: none"> Road closures Construction staging plan Revocable licenses <p>COMPLETE SECTIONS B, C, E</p>

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column and provide property owner authorization.*

Applicant/Property Owner	USD Tarpon River LLC	Authorized Agent	Andrew J Schein, Esq
Address	421 N Andrews Ave	Address	1401 E Broward Blvd, Ste 303
City, State, Zip	Fort Lauderdale, FL 33301	City, State, Zip	Fort Lauderdale, FL 33301
Phone	954.761.8439	Phone	954.779.1119
Email	adam@urbanstreetdevelopment.com	Email	aschein@lochriellaw.com
Proof of Ownership	Tax Record	Authorization Letter	nchakas@lochriellaw.com
Applicant Signature:		Agent Signature:	Andrew Schein <small>Digitally signed by Andrew Schein DN: cn=Andrew Schein, o=ou, email=ASchein@Lochriellaw.com, c=us Date: 2023.10.27 15:14:02 -0400</small>

C PARCEL INFORMATION

Address/General Location	201 SW 14th Street
Folio Number(s)	5042 15 21 0750; 5042 15 49 0010
Legal Description (Brief)	CROISSANT PARK SOUTH RIVER SEC 8-20 B LOT 1 LESS N 72.2, 3 LESS N 72.2 BLK 340; SURLISS'S 91-15 B BLK 1 TOGETHER WITH E 1/2 OF POR OF VACATED RD R/W OF SW 3RD AVE BOUNDED ON N BY NIL OF LOT 1 BLK 43 SOUTH RIVER SEC OF CROISSANT PARK EXT'D ELY & BY A LINE 10 NORTH OF SIL OF SAID LOT 1 EXT'D ELY
City Commission District	4
Civic Association	Croissant Park

D LAND USE INFORMATION

Existing Use	Commercial
Land Use	S-RAC
Zoning	B-3
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	S-RAC
Proposed Zoning	B-3

E PROJECT INFORMATION *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

Project Name	TARPON RIVER STORAGE - UTILITY EASMENT VACATION							
Project Description (Describe in detail)	Vacation of Utility Easement							
Estimated Project Cost	(\$ (Estimated total project cost including land costs for all new development applications only)							
Affordable Housing Number of Units	30%	50%	60%	80%	100%	120%	140%	



Waterway Use	No			
Flex Units Request	No			
Commercial Flex Acreage	No			
Residential Uses				
Single Family		0		
Townhouses		0		
Multifamily		0		
Cluster/Zero Lot Line		0		
Other		0		
Total (dwelling units)		0		
Unit Mix (dwelling units)	Studio or Efficiency	1- Bedroom	2- Bedroom	3+ Bedroom

Traffic Study Required	No	
Parking Reduction	No	
Public Participation		
Non-Residential Uses		
Commercial		U
Restaurant		
Office		U
Industrial		
Other		
Total (square feet)		0

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed
Lot Size (Square feet/acres)	N/A	111,193 SF / 2.55 AC
Lot Density (Units/acres)	N/A	N/A
Lot Width	2151' / 234' (Average 193')	2151' / 234' (Average 193')
Building Height (Feet)	N/A	N/A
Structure Length	N/A	N/A
Floor Area Ratio (F.A.R)	N/A	N/A
Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Landscape Area	N/A	N/A
Parking Spaces	N/A	N/A
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front []	N/A	N/A
Side []	N/A	N/A
Corner / Side []	N/A	N/A
Rear []	N/A	N/A

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street []			
Sides / Secondary Street []			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING		
Approving Body		Approving Body		Approving Body		
Original Approval Date		Scheduled Date	Meeting	30 Days from Meeting (Provide Date)		
Expiration Date (Permit Submittal Deadline)		Requested Date	Deferral	60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		



Requested Extension <i>(No more than 24 months)</i>		Justification Letter Provided		Indicate Approving Body Appealing	
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>				De Novo Hearing Due to City Commission Call-Up	

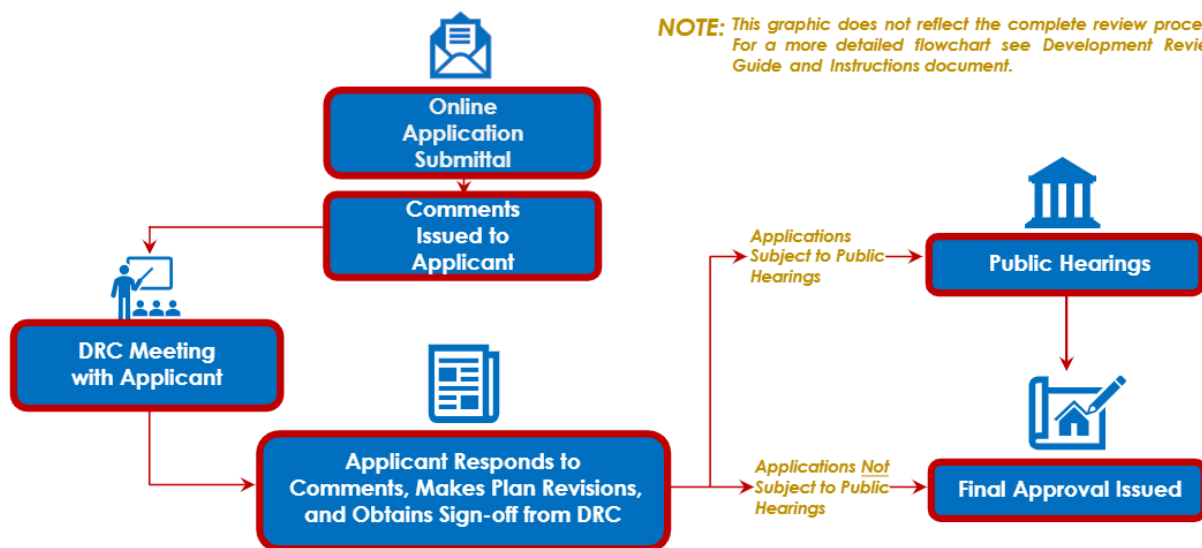
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date: May 04, 2023 PROVIDE DATE
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** applicant contact David Goodrum at 954-828-5976 or DGoodrum@fortlauderdale.gov
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS
Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS
DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov



DATE: October 27, 2023
PROJECT: Tarpon Storage Utility Easement Vacation
OWNER: USD Tarpon River LLC / Urban Street Development
ATTORNEY: LOCHRIE + CHAKAS
DESIGN TEAM: FLYNN ENGINEERING, URBAN STREET DEVELOPMENT

GENERAL NARRATIVE

The existing utility easement, previously retained as a right-of-way easement, was vacated on October 19th, 1999 pursuant to Ordinance No. C-99-66 as recorded in OR Book 29983, Pages 188-190. Section 2 of the Right-Of-Way Vacation Ordinance retained as a utility easement. The application is to vacate the utility easement that is located on the Owner’s Property.

Legal Description

A portion of the East one-half (E 1/2) of vacated S. W. 3rd Avenue right-of-way. as recorded In Official Records Book 29983, Page 188, of the public records of Broward County. Florida, West of and adjacent to Block One of SURLESS's. according to the plat thereof, as recorded at Plat Book 91, Page 15, Public Records of Broward County, Florida, bounded as follows:

Bounded on the North by the Easterly extension of the South right-of-way line of Southwest 13th Street and Bounded on the South by the Easterly projection of a line parallel with and ten (10) feet North of the South line of Lot 1, Block 43, SOUTH RIVER SECTION, CROISSANT PARK. according to the Plat thereof as recorded in Plat Book 8, Page 20, of the Public Records of Broward County, Florida, and Bounded on the East by the West line of Block One, SURLESS'S plat, according to the Plat thereof, recorded in Plat Book 91, Page 15 of the Public Records of Broward County, Florida and Bounded on the West by the centerline of said Southwest 3rd Avenue right-of-way, (50 foot right of way).

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County Florida and containing 3,060 square feet of 0.0702 acres, more or less.

VACATION OF EASEMENT NARRATIVE

Sec. 47-24.7.A.4 – Criteria for vacation of easement

- a. The easement is no longer needed for public purposes.
RESPONSE: The vacated right-of-way (retained as a utility easement) contains no existing utilities; therefore, this easement is no longer needed for public purposes. The Owner is working with the utility companies to obtain letters stating that they have ‘no objection’ to the vacation of the easement located on the Owner’s Property.

- 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 Applicant will provide letter of no objection from TECO, AT&T, FPL, Comcast and the City of Fort Lauderdale Public Works Department.

ADEQUACY REQUIREMENTS NARRATIVE

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.

- B. **Communications network.** Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

RESPONSE: N/A, this application is for an easement vacation. No structures are proposed.

- 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 ½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: N/A, this application is for an easement vacation.

- 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(l), 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: N/A, the Property is not designated as a Natural Resource Area or an Environmentally Sensitive Land.

- 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, this application is for a utility easement vacation. No new development is proposed.

F. **Parks and open space.**

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

RESPONSE: N/A, this application is for a utility easement vacation. No new development is proposed.

- 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 application is for a utility easement vacation. No new development is proposed.

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 application is for a utility easement vacation. No new development is proposed.

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 application is for a utility easement vacation. No new development is proposed.

- 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, this application is for a utility easement vacation. No new development is proposed.

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, this application is for a utility easement vacation. No new development is proposed.

- 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, this application is for a utility easement vacation. No new development is proposed.

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.
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.
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.

RESPONSE: N/A, this application is for a utility easement vacation. No new development is proposed.

5. *Dedications of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

RESPONSE: N/A, this application is for a utility easement vacation. No new development is proposed.

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 application is for a utility easement vacation. No new development is proposed.

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 nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

RESPONSE: N/A, this application is for a utility easement vacation. No new development is proposed.

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: N/A, this application is for a utility easement vacation. No new development is proposed.

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

RESPONSE: N/A, this application is for a utility easement vacation. No new development is proposed.

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 application is for a utility easement vacation. No new development is proposed.

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

RESPONSE: N/A, this application is for a utility easement vacation. No new development is proposed.

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: N/A.

- 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.



Darian L. Garcia
*Sr Specialist-OSP Design
Engineer
SE- Construction & Engineering*

AT & T Florida
715 N Federal Hwy,
Hollywood, FL 33020

Mobile 772-979-5659
dg695d@att.com

11/14/2023

Subject: No Objection Easement Vacation: 201 SW 14th St, Fort
Lauderdale FL, 33315

To Whom It My Concern:

AT&T has reviewed your request and has no objection to vacating the existing vacated ROW retained as a utility easement (ORDINANCE # C-99-66 as recorded in OR Book 29983, Pages 188-190). 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.

If any additional information is required, please contact me at 772-979-5659.

Sincerely,

Darian L. Garcia

Darian L. Garcia
Sr Specialist-OSP Design Engineer
SE Construction & Engineering



CITY OF
FORT LAUDERDALE



January 23, 2024

Sarah DelNegri
Flynn Engineering
241 Commercial Blvd. Fort
Lauderdale-By-The-Sea, FL 33308

Subject: **UDP-EV23009 - No Objection Letter for the Vacation of the 25-foot by 122-foot Utility Easement.**

Dear Sarah DelNegri,

The City of Fort Lauderdale's Public Works Department (PW) has reviewed the request for vacating the subject case number as described in the plans provided by Flynn Engineering. The City has no infrastructure in this area and has no objection to this request.

Should you have any questions or require any additional information, please contact mthet (954) 828-6982.

Sincerely,

Roberto Betancourt, P.E.
Program Manager

PUBLIC WORKS DEPARTMENT

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

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

December 13, 2023

Julia Gaffney
Flynn Engineering, P.A.
julia@flynnengineering.com

RE: 201 SW 14th Street, Fort Lauderdale FL, 33315
Easement Vacation “NO OBJECTION” Request

Dear Mrs. **Julia Gaffney**:

On behalf of Comcast this letter shall serve as a notice of “No-Objection” to the following:

1. **NO OBJECTION for the vacation of the existing vacated ROW retained as a utility easement (ORDINANCE # C-99-66 as recorded in OR Book 29983, Pages 188-190)**

If you have any questions, please feel free to contact us.

Sincerely,

Maria Nunez Digitally signed by Maria Nunez
Date: 2023.12.13 16:15:17
-05'00'

Maria Nunez
Construction Specialist II
Comcast/ Southern Division (RDC)
6565 Nova Drive
Davie, FL 33317

E-MAIL: maria_nunez@comcast.com



December 19, 2023

Flynn Engineering
201 SW 14TH ST
FT LAUDERDALE, FL, 33315

Dear Sarah DelNegri,

This letter is in response to your request for the release of a platted utility easement.

In meeting with your request, FPL has no objection to releasing our rights in the platted utility easement known as "Ordinance #C-99-66" in Plat Book Plat Book 29983, Page 188 of the Public records of Broward County .

The release is restricted to the following description: Ordinance #C-99-66 Plat Book 29983 Page 188

Should you have any questions or concerns, please do not hesitate to contact Jessan Jacquet at 954-717-2134.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessan Jacquet", written in a cursive style.

Jessan Jacquet
Engineer

an FPL Group company



October 27, 2023

To: Julia Gaffney
Flynn Engineering, P.A.

RE: Vacate of 25' Utility Easement
201 SW 14th Street
Fort Lauderdale, FL 33315
ORDINANCE # C-99-66 as recorded in OR Book 29983, Pages 188-190

Dear Julia,

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.

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

Sincerely,

Teresa P. Schur

Teresa P. Schur
Lead Admin Specialist, Construction
TECO Peoples Gas, Central Territory
600 W Robinson Street
Orlando, FL 32801
407-717-2599