

**Owner:** HS 17<sup>th</sup> Street LLC  
**Developer:** Ram Realty Acquisitions  
**Project:** 501 Seventeen  
**Location:** 501 SE 17<sup>th</sup> Street and 410 SE 16<sup>th</sup> Court (proposed), 1661 S Federal Highway (existing), hereinafter referred to as the “Property”  
**Author:** Andrew Schein, Esq.

March 22, 2017

**PROJECT NARRATIVE**  
**AND ULDR CRITERIA FOR RIGHT-OF-WAY VACATION**

1. **General Background Information.** Applicant is proposing to construct a mixed-use development consisting of 243 multifamily units and 48,212 SF of commercial grocery store use. The Property is located on the northwest corner of SE 17<sup>th</sup> Street and Federal Highway. Currently, the site is mostly vacant with the exception of a Denny’s restaurant facing Federal Highway and a multifamily use on SE 17<sup>th</sup> Street. The alley to be vacated is located on the west side of the Denny’s restaurant as shown on the graphic below. The alley bisects the development site and, since the entire site is proposed to be developed, the existing alley will no longer be necessary for public purposes.



2. **Utilities.** Applicant has received letters of no objection from the utility companies (FPL, Teco, AT&T, Comcast, and City of Ft. Lauderdale Public Works). These letters are attached to the vacation application, and Applicant will relocate all utilities as necessary.

## ULDR CRITERIA

### Section 47-24.6. Vacation of rights-of-way.

- a. The right-of-way or other public place is no longer needed for public purposes; and

**RESPONSE:** The alley is currently used as a service and loading alley for the Denny's restaurant. The alley is primarily used for back-out parking and a loading area in connection with restaurant operations. The alley is not necessary for public travel, as there are three major rights-of-way immediately to the north, east, and south of the alley. Applicant plans to demolish the existing structure and construct a mixed-use project on the Property. Therefore, upon demolition of the Denny's and construction of the new project, the alley will not be necessary for a public purpose.

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

**RESPONSE:** The alley is not currently used as a main thoroughfare for pedestrian or vehicle traffic. There are parking spaces in the alley that are used in connection with the restaurant, but those spaces will be unnecessary following the demolition of the restaurant.

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

**RESPONSE:** There are three major rights-of-way to the north, east, and south of the alleyway (SE 16<sup>th</sup> Court, Federal Highway, and SE 17<sup>th</sup> Street, respectively).

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

**RESPONSE:** Applicant intends to construct 7 foot sidewalks to the north, south, and west of the alley (SE 16<sup>th</sup> Court, SE 17<sup>th</sup> Street, and SE 4<sup>th</sup> Avenue, respectively) as well as a 10 foot sidewalk on Federal Highway. This vacation does not impact those sidewalks; therefore pedestrian traffic will not be impacted.

- 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.

**RESPONSE:** Applicant has received letters of no objection from the utility companies (FPL, Teco, AT&T, Comcast, and City of Ft. Lauderdale Public Works). These letters are attached to the vacation application, and Applicant will relocate all utilities as necessary.



John Hughes  
Manager - OSP Planning  
& Engineering Design

ATT Florida  
8601 W Sunrise Blvd  
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December 14 2016

RE: 15' Easment Vacation- That runs North/South between SE 17<sup>th</sup> ST &  
SE 16<sup>th</sup> CT.

To whom it may concern,

Please be advised, AT&T has no objection to vacating the existing easement at the above referenced location and further described on the attached legal description and sketch. Please note that any relocation of existing facilities required will be at the cost of the owner/developer. The plan for such rearrangements will also need to be coordinated with and approved by AT&T.

Thank you for choosing AT&T Florida.

Respectfully,

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

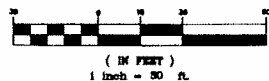
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prepared by  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
 1700 N.W. 64th STREET, SUITE 400  
 FORT LAUDERDALE, FLORIDA, 33309  
 PHONE: (954) 763-7611 FAX: (954) 763-7615

# RECORD LAND SURVEY

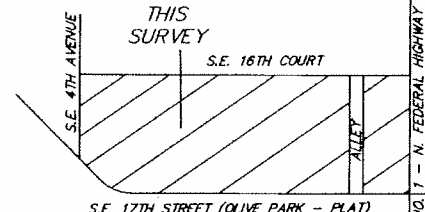
## LOTS 4 THROUGH 14, 18, 19, 20 & 21 BLOCK 64-L, CROISSANT PARK PLAT BOOK 4, PAGE 28, B.C.R.

GRAPHIC SCALE



**TREE SYMBOLS**

- INDICATES DIAMETER± (D.B.H.)
- BLACK OLIVE
- BOTTLE BRUSH TREE
- CITRUS TREE
- ROYAL POMOIANA
- UMBRELLA



**Location Sketch**  
 Not To Scale

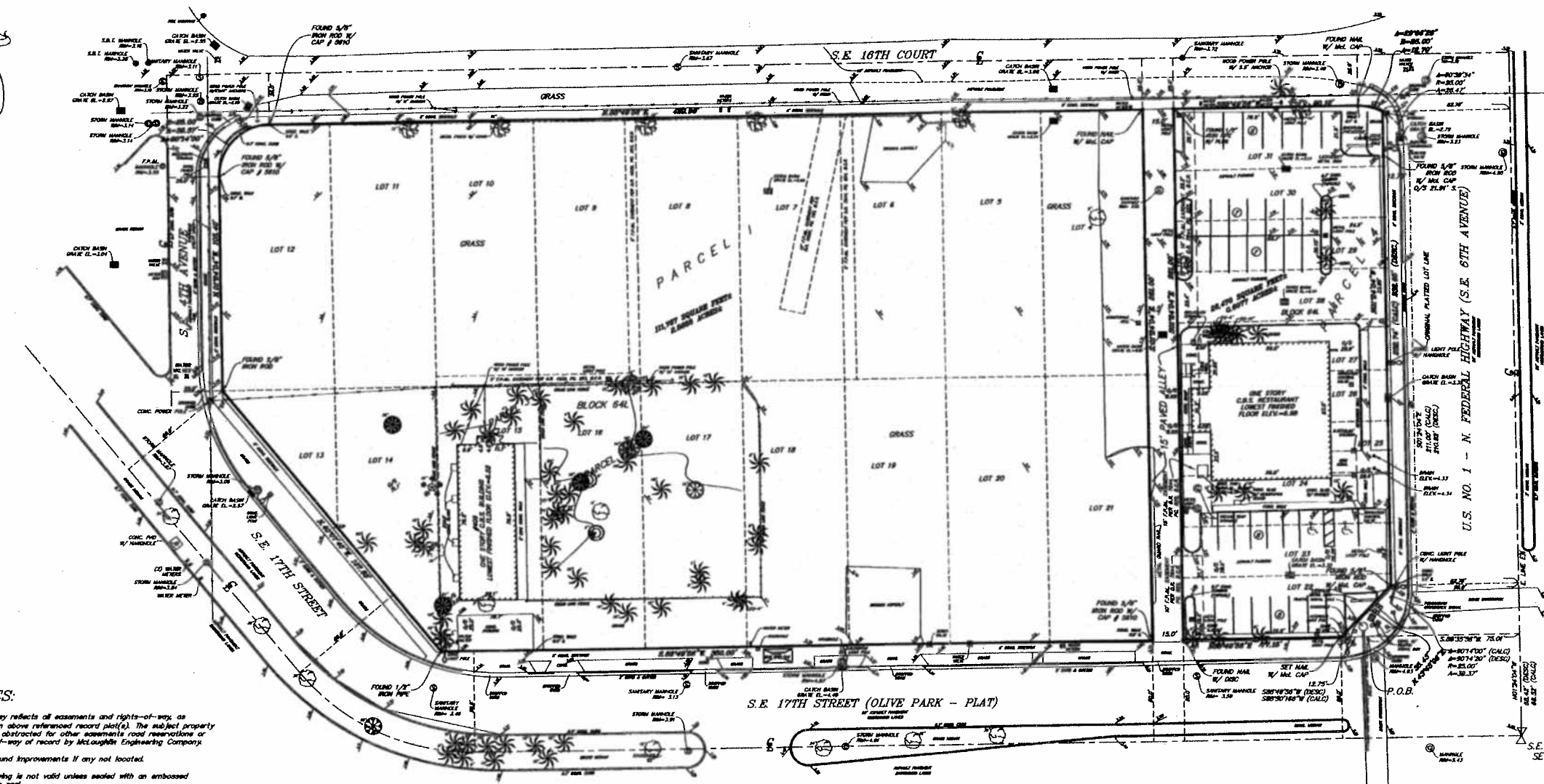
**LEGAL DESCRIPTION**

- PARCEL 1:**  
 Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, and 21, Block 64-L, CROISSANT PARK, according to the Plat thereof, recorded in Plat Book 4, page 28, of the Public Records of Broward County, Florida; LESS that portion of said Lots 13 and 14 lying South of the Northeastly right-of-way line of SE 17th Street, City of Fort Lauderdale, Broward County, Florida.
- PARCEL 2:**  
 Lots 16 and 17, Block 64-L, CROISSANT PARK, according to the Plat thereof, as recorded in Plat Book 4, page 28, of the Public Records of Broward County, Florida.
- PARCEL 3:**  
 Lot 15, Block 64-L, CROISSANT PARK, according to the Plat Book 4, page 28, of the Public Records of Broward County, Florida.
- PARCEL 4:**  
 Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31, inclusive, Block 64-L, EAST AVENUE SECTION OF CROISSANT PARK, according to the Plat Book 7, page 57, of the Public Records of Broward County, Florida.

LESS that part of Lots 22 thru 31, inclusive, in Block 64-L, of EAST AVENUE SECTION OF CROISSANT PARK, according to the plat thereof as recorded in Plat Book 7 at page 57 of the Public Records of Broward County, Florida; being more particularly described as follows:

Commence at the Southeast corner to the Northeast one-quarter (N.E. 1/4) of Section 15, Township 50 South, Range 42 East; thence along the East line of said Northeast one-quarter (N.E. 1/4), North 01°24'04" West, a distance of 68.42 feet; thence South 88°35'56" West, a distance of 75.10 feet to the POINT OF BEGINNING; thence along the South line of said Lot 22, South 88°50'16" West, a distance of 12.75 feet; thence North 43°43'06" East, a distance of 35.43 feet; thence along a line being 12.75 feet West of and parallel with the East line of said Lots 22 thru 31, North 01°24'04" West, a distance of 232.65 feet to a point on a circular curve concave to the Southwest, having a radius of 25.00 feet and a chord bearing of South 31°43'51" East; thence Southeastly along the arc of said curve a distance of 26.47 feet through a central angle of 60°39'34" to a point of tangency; thence along the East line of said Lots 22 thru 31, South 01°24'04" East, a distance of 210.91 feet to the point of curvature of a circular curve concave to the Northeast, having a radius of 25.00 feet and a chord bearing of South 43°43'06" West; thence Southwesterly along the arc of said curve a distance of 39.37 feet through a central angle of 90°14'20" to the point of tangency and the POINT OF BEGINNING.

Sold lands lying in the City of Fort Lauderdale, Broward County, Florida.



**NOTES:**

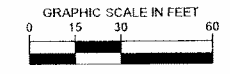
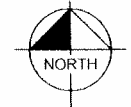
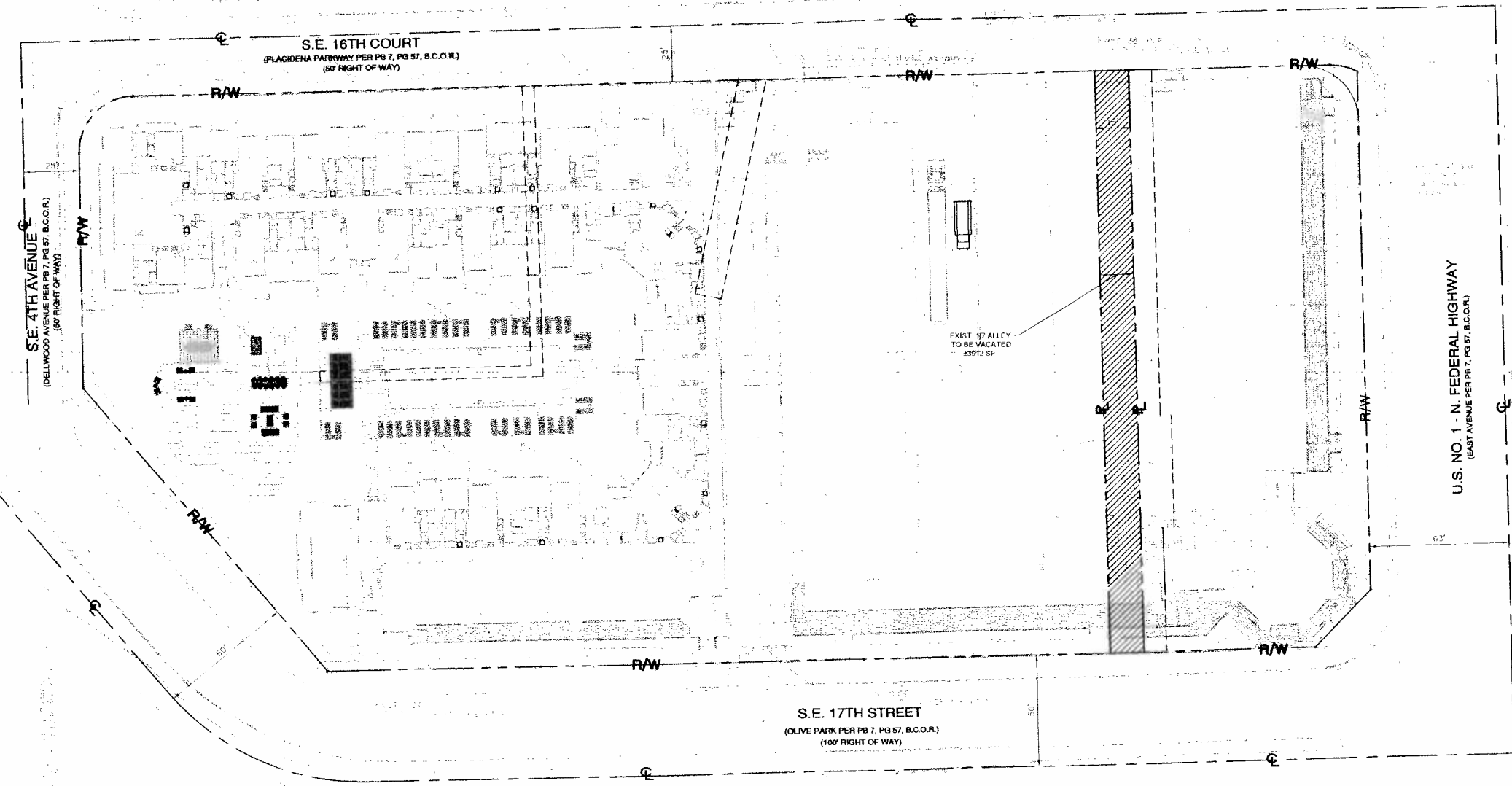
- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark N.W. 1/4 of lot of the hydrant at S.E. corner S. Andrews Ave. and S.E. 18th Street. Elev. = 10.920
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: (Elevation = 4.92)
- 8) This property lies in Flood Zone "AH", Div. = 2, Per Flood Insurance Rate Map No. 1251100557 H, Dated August 16, 2014, Community Panel No. 125105.
- 9) Bearings shown refer to assumed datum and assume the South line of Block 64, as S. 88°49'38" W.
- 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 5.0.1) obtained from <http://www.tech.army.mil/>

**OFFICE NOTES**

FIELD BOOK NO. 100/101, 102/103, 104/105, 106/107, 108/109, 110/111, 112/113, 114/115, 116/117, 118/119, 120/121, 122/123, 124/125, 126/127, 128/129, 130/131, 132/133, 134/135, 136/137, 138/139, 140/141, 142/143, 144/145, 146/147, 148/149, 150/151, 152/153, 154/155, 156/157, 158/159, 160/161, 162/163, 164/165, 166/167, 168/169, 170/171, 172/173, 174/175, 176/177, 178/179, 180/181, 182/183, 184/185, 186/187, 188/189, 190/191, 192/193, 194/195, 196/197, 198/199, 200/201, 202/203, 204/205, 206/207, 208/209, 210/211, 212/213, 214/215, 216/217, 218/219, 220/221, 222/223, 224/225, 226/227, 228/229, 230/231, 232/233, 234/235, 236/237, 238/239, 240/241, 242/243, 244/245, 246/247, 248/249, 250/251, 252/253, 254/255, 256/257, 258/259, 260/261, 262/263, 264/265, 266/267, 268/269, 270/271, 272/273, 274/275, 276/277, 278/279, 280/281, 282/283, 284/285, 286/287, 288/289, 290/291, 292/293, 294/295, 296/297, 298/299, 300/301, 302/303, 304/305, 306/307, 308/309, 310/311, 312/313, 314/315, 316/317, 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Plotted By: Ebrahim, Sina Sheet: S17-RAM\_17TH STREET\_LAYOUT\_C-300\_EASEMENT PLAN, November 07, 2016, 05:37:40pm K:\VTL\Civil\043 Jobs\043\05010-RAM\_17th Street Mixed Use Development\CAD\Exhibits\2016 11 07 Avey Dedication\ALLEY DEDICATION.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Use of and improper reliance on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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**LEGEND**

- CENTER LINE OF ROADWAY
- PROPERTY LINE AND/OR RIGHT-OF-WAY
- ALLEY DEDICATION



<b>17TH STREET</b> PREPARED FOR <b>RAM REALTY</b> <b>ACQUISITIONS IV, LLC</b> FORT LAUDERDALE FLORIDA	<b>ALLEY VACATION</b>	<b>Kimley»Horn</b> © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 600 N. PHOENIX AVE., SUITE 2100 FAYETTEVILLE, NC 27480 PHONE: 252-535-5100 FAX: 252-535-8175 WWW.KIMLEY-HORN.COM CA 00000536	LICENSED PROFESSIONAL <b>CHRISTOPHER THOMAS</b> F.A.C.E., P.E. LICENSE NUMBER 73908 DATE:
SHEET NUMBER <b>EX-1</b>	KHA PROJECT 043105010 DATE 11/17/16 SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	REVISIONS NO.	DATE BY

3 of 3



**Engineering – Design Department**  
**2601 SW 145<sup>th</sup> Ave Miramar, FL 33027**

Wednesday, January 11, 2017

**Ann Colazantti**  
**Project Coordinator**  
**Development & Construction**  
**R A M**  
**4801 PGA Boulevard|**  
**Palm Beach Gardens, FL 33418**

RE: **Letter of No Objection**  
**15' Alley Vacation**  
**NWC / Federal Hwy and SE 17<sup>th</sup> Street and SE 16<sup>th</sup> Court**  
**Ft. Lauderdale, FL**  
**Comcast ID # - CWSI-M16-4843**

**Dear Ms. Colazantti**

Please be advised ...in reference to the proposed 15' Public Alley Vacation located at the NWC of Federal Hwy and SE 17<sup>th</sup> Street, and SE 16<sup>th</sup> Court, in Ft. Lauderdale, FL

Comcast has *no objection* to the proposed vacation as outlined in the above reference request.

Should you have any further question, please feel free to call me at 1-954-447-8405 fax 1-954-447-8445 or e-mail at [Leonard\\_Maxwell-Newbold@cable.comcast.com](mailto:Leonard_Maxwell-Newbold@cable.comcast.com)

Sincerely,

**Leonard Maxwell-Newbold**  
**Regional Permit Administrator**  
**Comcast / Southern Division ( RDC )**  
10/2/2015 4:26:10 PM

Cc:  
File



December 15, 2016

Mark VanDyke  
4801 PGA Blvd  
Palm Beach Gardens, FL, 33418

Re: NWC/ Federal Highway and SE 17<sup>th</sup> Street

Dear Mark VanDyke,

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

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

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

Please contact me at 954 717 2138 should you have any questions or concerns.

Yours truly,

A handwritten signature in black ink, appearing to read "Mateo Tangarife", written over a horizontal line.

Mateo Tangarife  
Associate Engineer



December 1, 2016

Mr. Mark VanDyke  
RAM Realty Services  
Director of Development  
4801 PGA Boulevard  
Palm Beach Gardens, Florida 33418

Subject: Proposed Vacation of 15' Alley Easement  
Between SE 17th St and SE 16<sup>th</sup> Ct  
City of Fort Lauderdale

Dear Mr. VanDyke,

This letter is in response to your request for a letter regarding the proposed vacation of the 15' alley easement as described in your request and as recorded in Plat Book 4, Page 28, Broward County records.

The City's initial assessment determined that there are no City infrastructure facilities located within the subject easement. However, the vacation will be conditioned upon the relocation of any City infrastructure found to be within the boundaries of the identified area. The relocation expenses would be borne by the developer and the relocated utilities would be required to be inspected and accepted by the Public Works Utilities Department.

The City of Fort Lauderdale does not object to the proposed vacation of said easement. Should you have questions regarding this matter, please contact me at (954) 828-7809.

Sincerely,

Rick Johnson  
Utilities Distribution and Collection Systems Manager

CC: Ella Parker  
Alex Scheffer





Easement & Right-of-Way Vacation Letter

11/09/2016

To: Mark Van Dyke  
RAM Reality Services  
4801 PGA Blvd  
Palm Beach Gardens, FL 33418

**Subject:** Vacation of 15' alley – City of Fort Lauderdale NWC/ Federal Hwy and SE 17<sup>th</sup> St

- (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