



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING
PLANNING & ZONING BOARD (PZB) RIGHT-OF-WAY VACATION APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017
I.D. Number: PZB ROWVA

PLANNING & ZONING BOARD (PZB)

Right-of-Way Vacation Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Required Documentation & Mail Notice Requirements
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DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via e-mail, if plans do not meet the submittal requirements and if changes are required.

NOTE: If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

NOTE: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, for general project inquiries or to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

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.

Right-of-Way Vacation \$ **610.00**



Page 1: PZB ROW Vacation - 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	
Date of complete submittal	

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

Property Owner's Name	Multiple Property Owners (See
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	Multiple Property Owners (See
E-mail Address	felipeyalale@urbanoc
Phone Number	954-638-9
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Florentina Hutt, Keith and Associates,
Applicant / Agent's Signature	
Address, City, State, Zip	2132 South Andrews Ave., Pompano Beach FL
E-mail Address	fhutt@keithteam.com
Phone Number	954-788-3400
Letter of Consent Submitted	See Attached

Development / Project Name	West Village
Development / Project Address	<u>Existing:</u> None (vacant <u>New:</u> 501 NW 7th Avenue
Legal Description	All of Block 14 of North Lauderdale, P.B. 1, P. 48 MDC
Tax ID Folio Numbers (For all parcels in development)	See Attached Folio List
Request / Description of Project	470 Residential Unit / 17,000 SF Commercial Mixed Use Development includes parking garage
Applicable ULDR Sections	Sec
Total Estimated Cost of Project	\$ 100,000,00 (Including land costs)

Future Land Use Designation	NW Regional Activity
Current Zoning Designation	RMM-25 & NWRAC-MU-
Current Use of Property	Vacant Land (and church to be demolished)

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.				
Name and Signature	Folio Number	Subdivision	Block	Lot

NOTE: Applicant must indicate how they meet one of the following provisions:

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.

TECO, Peoples Gas
5101 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 453-0817, (954) 453-0804 fax

BellSouth
8601 W. Sunrise Blvd., 2nd Floor
Plantation, FL 33322
(954) 476-2909

Florida Power and Light
Service Planning
3020 N.W. 19 St.
Fort Lauderdale, FL 33311
(954) 717-2057, (954) 717-2118 fax

Comcast, Inc.
Leonard Maxwell-Newbold
Engineering-Design Dept.
2601 SW 145 Ave.
Miramar, FL 33027
(954)447-8405

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
- Property owners signature and/or agent letter signed by the property owner.
- Traffic study for projects that meet the trip threshold (see Sec. 47-24 or contact DRC Engineering Rep.)
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

The following number of Plans:

- One (1) original set, signed and sealed at 24" x 36"
- Six (6) copies sets, with plans at 11" x 17" — *forthcoming*
- One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- Narrative** describing project specifics, to include: architectural style and important design elements, utilities affected and the plan to address them, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** including project name and table of contents.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal. A current certified boundary survey (within last 6 months) is required for "agreements with City of Fort Lauderdale applications".
- Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Sketch and legal description** of easement or ROW proposed to be vacated (must be prepared by Engineer or Surveyor).

NOTES:

- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;

Applicant's Affidavit	Staff Intake Review
I acknowledge that the Required Documentation and Technical Specifications of the application are met:	For Urban Design & Planning Division use only:
Print Name <u>FLORENTINA HUTT</u>	Date <u>2/22/19</u>
Signature <u><i>Florentina Hutt</i></u>	Received By <u><i>[Signature]</i></u>
Date <u>2/2/2019</u>	Tech. Specs Reviewed By _____
	Case No. _____

Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must POST SIGNS (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
HISTORIC PRESERVATION BOARD
PLANNING AND ZONING BOARD
CITY COMMISSION
CASE NO.

APPLICANT:

PROPERTY:

PUBLIC HEARING DATE:

BEFORE ME, the undersigned authority, personally appeared, who upon being duly sworn and cautioned, under oath deposes and says:

- 1. Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this day of, 20.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. (initial here)
Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)



February 21, 2018

Mr. Anthony Fajardo, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Right-of-Way Vacation Application
West Village

Dear Mr. Fajardo,

On behalf of the property owners, Keith and Associates, Inc. is processing an approval request for the vacation of a 15-foot-wide alley which is situated directly south of NW 6th Street, between NW 7th Terrace and NW 7th Avenue within the City of Fort Lauderdale. The right-of-way is located in Block 14 of North Lauderdale as recorded in Plat Book 1, Page 48 of the Dade County Records. The area of the alley is currently underutilized as majority of the adjacent land is vacant. The proposed future improvements which include a multi-story mixed use building are in conflict with the alley, which prompts the applicant's vacation request to allow for effective development of the site. The alleyway to be vacated can be further described by the Sketch and Legal Description included with this submittal.

The proposed site plan and anticipated changes are to be designed to accommodate adequate utility and automobile accessibility without the need to preserve the existing alleyway. The proposed development and request to vacate are in compliance with the regulations set forth in Section 47-24.6 Vacation of Rights-of-Way of the City's Unified Land Development Regulations (ULDR).

Section 47-24.6.4.a-e – Criteria for Vacation of Rights-of-Way

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

Response: The right-of-way is currently not needed for public purpose because it does not delineate a distinct roadway that is used by vehicles and pedestrians for public purposes. Thus, its abandonment will not impede its use to the public. The vehicle and pedestrian access and

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

circulation provided by the current easement are to be repurposed and mitigated through other portions of the site.

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

Response: The proposed development consists of the entire block, which provides multiple alternate routes for access to the site, via adjacent streets. The proposed improvements will not cause adverse impact to the current site or surrounding areas since the improvements will utilize the entire block which will not impact vehicle or pedestrian circulation within and surrounding the site.

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

Response: The closure of the alley reservation and the proposed site improvements will provide a safe environment for vehicles to turn around and maneuver since all parking for the development is located within an interior parking garage. Vehicle access points to the parking garage are in compliance with code requirements; therefore, the abandonment of this alley right-of-way will not adversely affect the areas for vehicles to turn around, exit and maneuver the site.

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

Response: The closure of the alley will not negatively impact pedestrian traffic, since the current sidewalk circulation along Sistrunk Blvd. and NW 7th Avenue will be maintained and sidewalk along NW 5th Street and NW 7th Terrace will be added. The proposed development plans to enhance the sidewalk experience, per the intent of the design standards for projects located within the North West Regional Activity Center District.

- 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: All known utility providers (AT&T, Comcast, Florida Power & Light, TECO/People's Gas) have been contacted and notified of this vacation, prior to the initiation of this request. All utilities have been accounted for through the coordination efforts brought forth by the appropriate utility provider representatives.

It is acknowledged that if any subgrade or aerial facilities that are rightfully owned by the City or other utility provider, are found within the right-of-way to be vacated, it shall be sufficiently relocated at the Applicant's expense and shall be inspected and approved by the corresponding agency. The vacation of the right-of-way is necessary to provide vehicle circulation, and access



to the proposed redevelopment of the property. All utility facilities, automobile and pedestrian transportation, access, and circulation displaced by the result of the vacation of this Alley reservation will be successfully facilitated and improved by the proposed redevelopment.

Section 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: Acknowledged.

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: Acknowledged.

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 (2½) inches of runoff from the impervious surface whichever is greater.

Response: There are no drainage facilities or stormwater facilities within the alley reservation.

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 wellfield 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: It is not anticipated that there are any environmentally sensitive lands on or in the vicinity of the alley reservation.

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: The future project after the alley is abandoned will be designed to meet all fire protection requirements and the proposed building will be fully sprinklered.

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: Not Applicable.

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: Acknowledged. The future project will be designed to be consistent with CPTED guidelines and principles.

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: There are no potable water facilities within the alley.

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: There are no sanitary sewer facilities within the alley.

J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or [section 47-38C](#). Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

Response: The proposed project will comply with Broward County Land Development Code and section 47-38C Educational Mitigation.

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: Adequate solid waste collection facilities and service will be provided with the proposed development.

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: There are no stormwater facilities within the alley reservation.

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.

Response: Not Applicable.

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 ($\frac{1}{2}$) 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 ($\frac{1}{2}$) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways 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 trafficways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, 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: A traffic impact study will be provided with the associate site plan DRC application.

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 and accepted applicable traffic engineering



standards.

Response: Acknowledged.

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: Sidewalk facilities exist on Sistrunk Blvd. and NW 7th Avenue and new sidewalks are proposed along NW 5th Street and NW 7th Terrace. The proposed development plans to enhance the sidewalk experience, per the intent of the design standards for projects located within the North West Regional Activity Center District.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways 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: The proposed project will comply with all landscape requirements.

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: Acknowledged.

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: Not Applicable.

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: It is not anticipated that there are any historic or archaeological resources on or in the vicinity of the alley.

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: This project is not located east of the Intracoastal Waterway.

Thank you for your review of this application. Please feel free to contact (954) 788-3400 if you require additional information or have questions regarding this application. We look forward to working with you on this exciting project.

Respectfully Submitted,



Florentina Hutt, AICP
Senior Planner



Owner Affidavit / Letter of Authorization

City of Fort Lauderdale
Urban Design & Development
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: 220145, LLC
90 N Compass Drive, Fort Lauderdale FL 33308

Folio: [504203011520](#), [504203011530](#).

To Whom It May Concern;

State of Florida
County of Broward

I, Felipe Yalale, am the authorized agent of **220145 LLC**, the owner of property located along *NW 7th Terrace*, and described in below abbreviated legal description.

LOT 42 AND 43, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Said land is situated in the City of Fort Lauderdale, Broward County, Florida.

We hereby authorize **Melville Law, P.A., Built Form, LLC, Lansing Melbourne Group and Keith & Associates, Inc.**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name



Felipe Yalale

Sworn and subscribed to before me this 18 day of February, 2019
He/she is personally known to me or
Has presented as identification.

Signature of Notary Public



Print Name

Karen M Schuyler



Owner Affidavit / Letter of Authorization

City of Fort Lauderdale
Urban Design & Development
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: URBANO 500 LLC
500 W Cypress Creek Road, Suite 455, Fort Lauderdale FL 33309

Folio: [504203011470](#), [504203011460](#).

To Whom It May Concern;

State of Florida
County of Broward

I, Felipe Yalala, am the authorized agent of **URBANO 500 LLC**, the owner of property located at 516 NW 7th Terrace and 518 NW 7th Terrace, and described in below abbreviated legal description.

LOT 34 AND 35, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Said land is situated in the City of Fort Lauderdale, Broward County, Florida.

We hereby authorize **Melville Law, P.A., Built Form, LLC, Lansing Melbourne Group and Keith & Associates, Inc.**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

[Handwritten Signature]

Print Name

Felipe Yalala

Sworn and subscribed to before me this 18 day of February, 2019

He is personally known to me or
Has presented as identification.

Signature of Notary Public

[Handwritten Signature]

Print Name

Karen M. Schuyler



Owner Affidavit / Letter of Authorization

City of Fort Lauderdale
Urban Design & Development
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Folios: [504203011580](#), [504203011570](#),
[504203011560](#), [504203011550](#),
[504203011540](#), [504203011510](#),
[504203011490](#), [504203011480](#),
[504203011450](#), [504203011420](#),
[504203011410](#), [504203011400](#),
[504203011390](#), [504203011380](#),
[504203011330](#), [504203011370](#),
[504203011280](#), [504203011360](#),
[504203011350](#), [504203011340](#),
[504203011320](#), [504203011300](#),
[504203011290](#), [504203011270](#).

RE: Sistrunk 2245 LLC
90 N Compass Drive,
Fort Lauderdale FL 33308

To Whom It May Concern;

State of Florida
County of Broward

I, Felipe Valade, am the authorized agent of **Sistrunk 2245 LLC**, the owner of property per above Folio Numbers and more particularly described in below abbreviated legal description.


PORTIONS OF LOTS 1-4, LOTS 5-6, PORTION OF LOTS 7-12, 16-26, LOTS 27-28, 30-33, 36-39, 41, 44-48, PORTION OF LOTS 49-52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Said land is situated in the City of Fort Lauderdale, Broward County, Florida.

We hereby authorize **Melville Law, P.A., Built Form, LLC, Lansing Melbourne Group and Keith & Associates, Inc.**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name



Felipe Valade

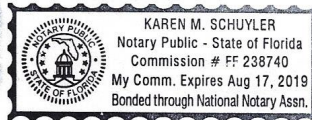
Sworn and subscribed to before me this 18 day of February, 2019
He she is personally known to me or Has presented as Identification.

Signature of Notary Public



Print Name

Karen M. Schuyler



Owner Affidavit / Letter of Authorization

City of Fort Lauderdale
Urban Design & Development
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: ANOINTED BY CHRIST INTERNATIONAL CHRISTIAN CENTER, INC.
502 NW 7th Terrace, Fort Lauderdale FL 33311

Folio: 504203011440

To Whom It May Concern;

State of Florida
County of Broward

I, Johnny N. Gaines, am the authorized agent of **ANOINTED BY CHRIST INTERNATIONAL CHRISTIAN CENTER, INC.**, the owner of property located at 502 NW 7th Terrace, and described in the legal description.

LOT 29, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Said land is situated in the City of Fort Lauderdale, Broward County, Florida.

We hereby authorize **Melville Law, P.A., Built Form, LLC, Lansing Melbourne Group and Keith & Associates, Inc.**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name

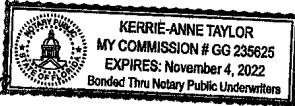
[Signature] Johnny N. Gaines

Sworn and subscribed to before me this 27th day of February, 2019

He/she is personally known to me or
 Has presented as identification.

Signature of Notary Public
[Signature]

Print Name
KERRIE-ANNE TAYLOR



Owner Affidavit / Letter of Authorization

City of Fort Lauderdale
Urban Design & Development
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
100 N Andrews Avenue, Fort Lauderdale FL 33301

Folio: [504203011590](#), [504203011500](#), [504203011750](#), [504203011730](#), [504203011720](#)

To Whom It May Concern;

State of Florida
County of Broward

I, CHRISTOPHER LAGERBLOOM am the authorized agent of FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, the owner of property located at 714 Sistrunk Boulevard, 501 and 526 NW 7th Terrace, and vacant land along NW 7th Terrace, further described in the legal description below.

LOT 40 AND PORTION OF LOTS 50-52, BLOCK 14, AND LOTS 21-25, BLOCK 15, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Said land is situated in the City of Fort Lauderdale, Broward County, Florida.

We hereby authorize **Melville Law, P.A., Built Form, LLC, Lansing Melbourne Group, and Keith & Associates, Inc.**, to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

Print Name

Christopher Lagerbloom

CHRISTOPHER LAGERBLOOM

Sworn and subscribed to before me this 20 day of FEB, 2 019
He/she is personally known to me or Has presented as identification.

Signature of Notary Public

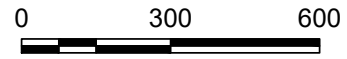
Sharon K Coryell
Print Name
SHARON K. CORYELL





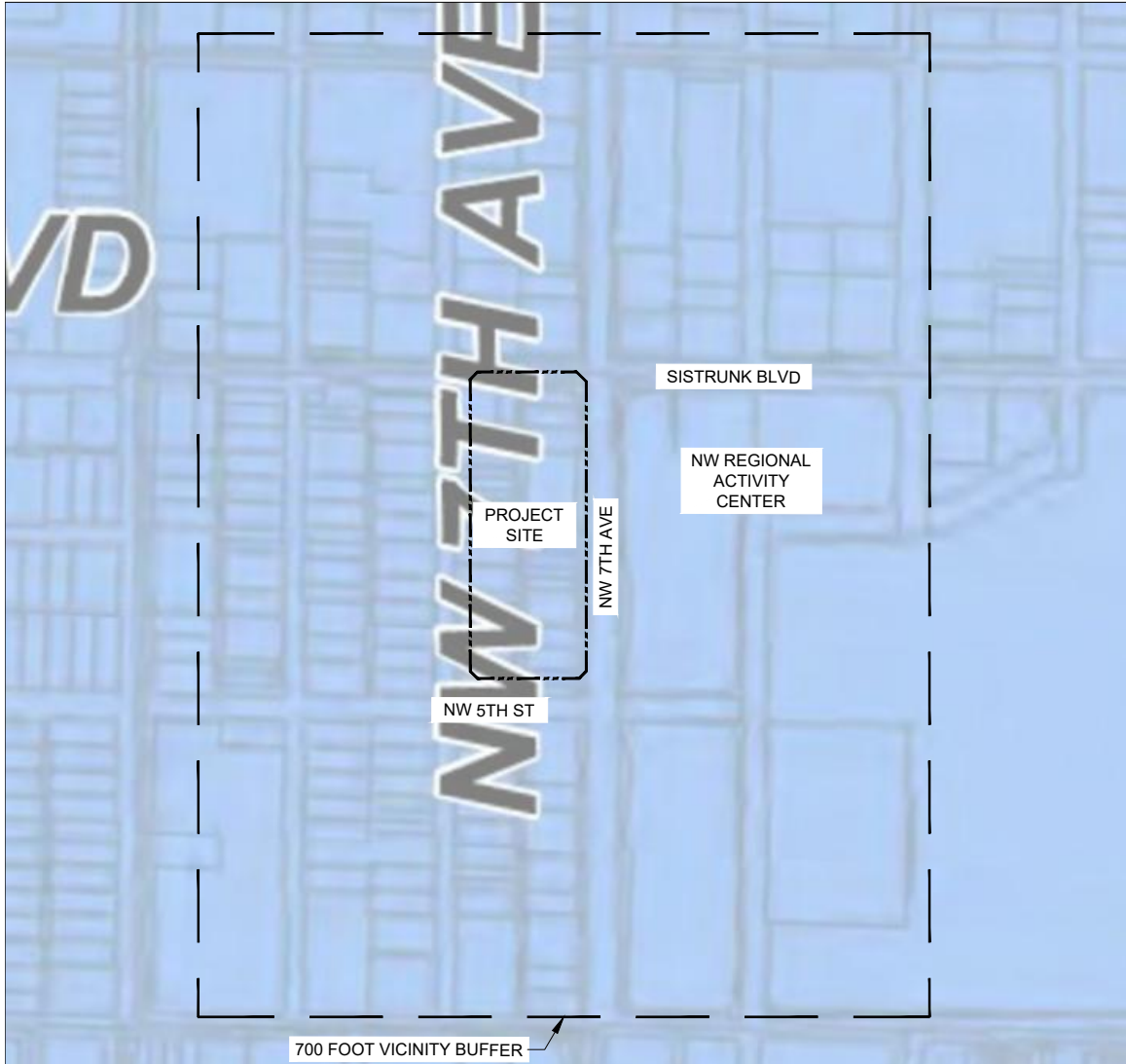
SISTRUNK REDEVELOPMENT MAP EXHIBIT: LAND USE

GRAPHIC SCALE



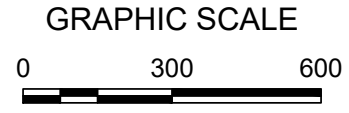
SCALE: 1"=300'

NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.



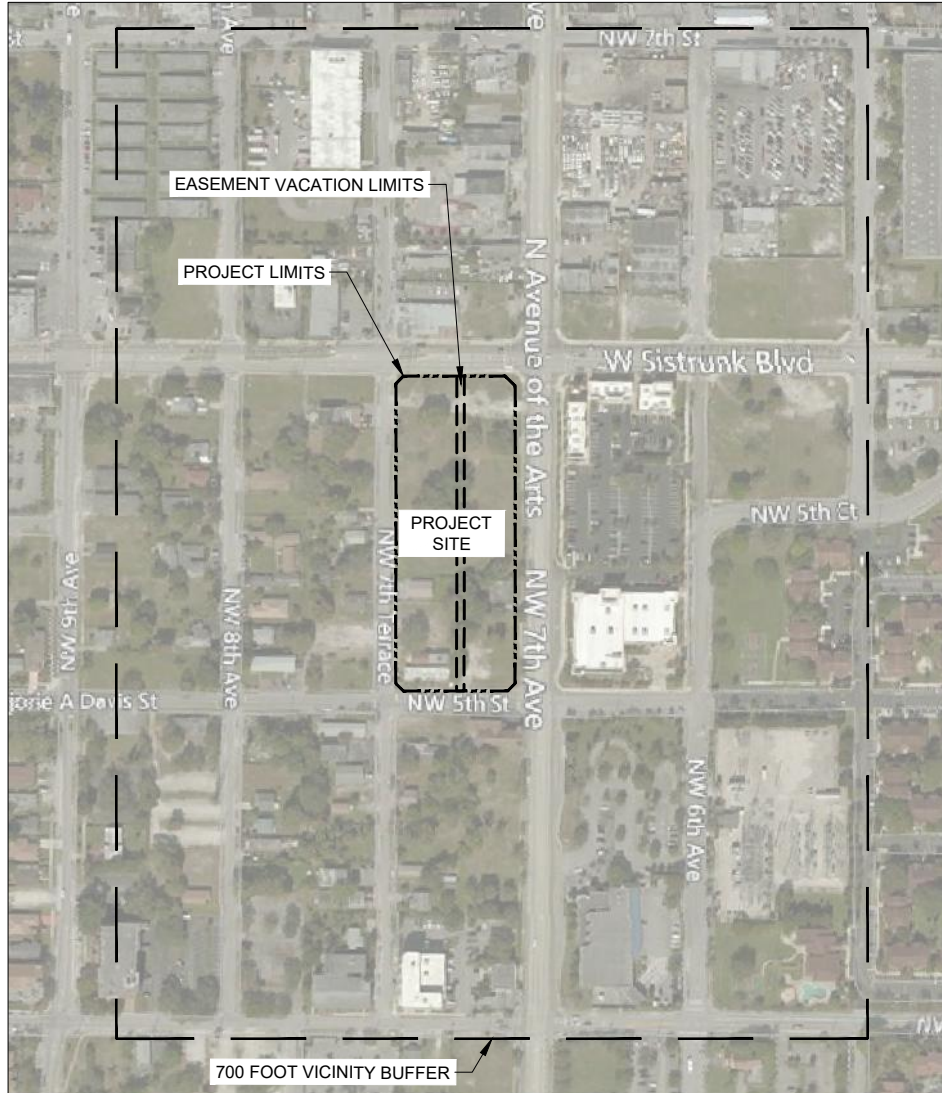


SISTRUNK REDEVELOPMENT MAP EXHIBIT: VICINITY MAP



SCALE: 1"=300'

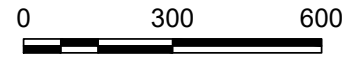
NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.





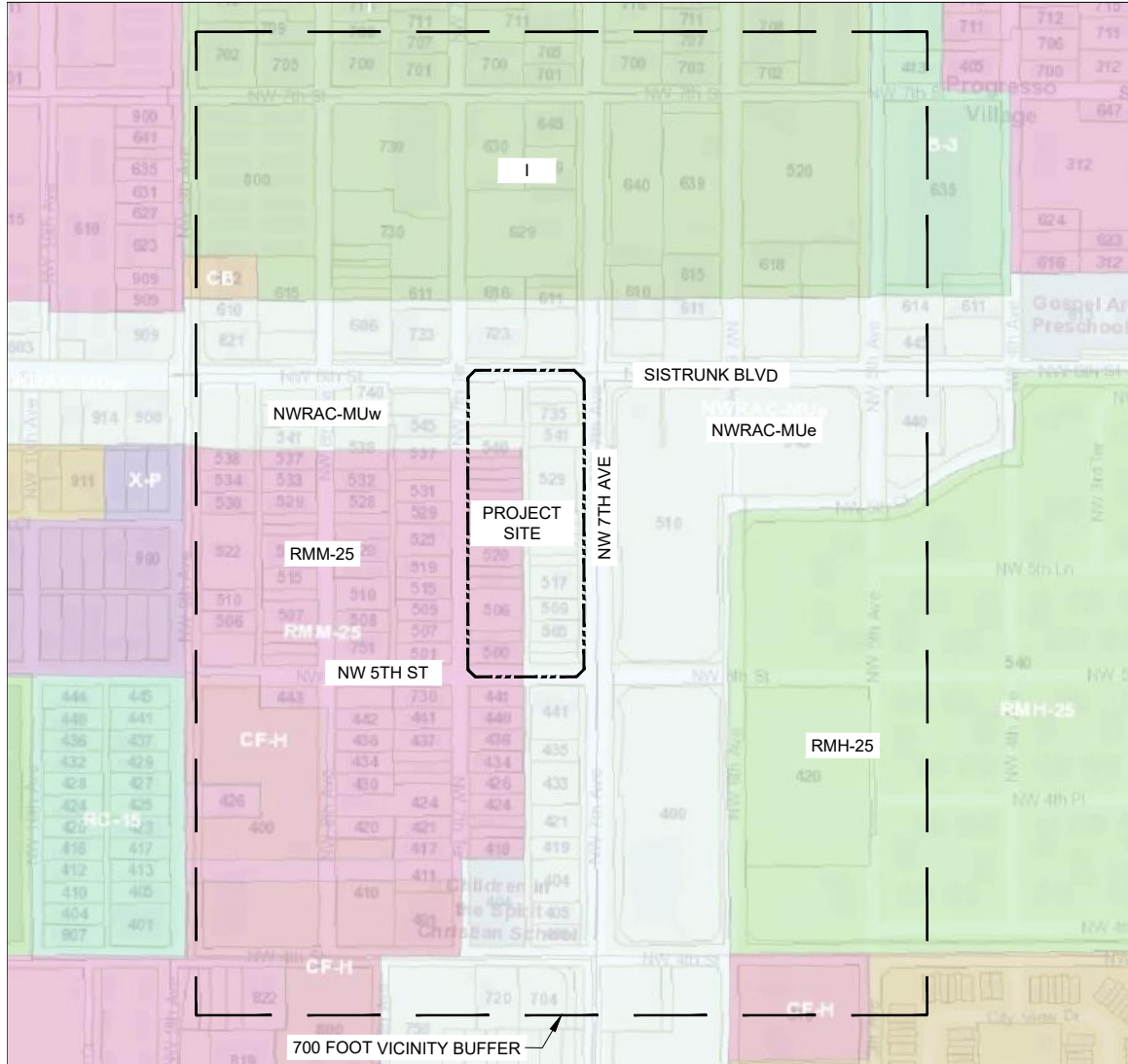
SISTRUNK REDEVELOPMENT MAP EXHIBIT: ZONING

GRAPHIC SCALE



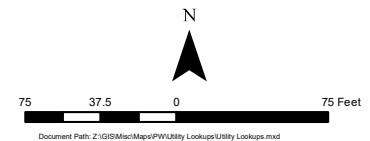
SCALE: 1"=300'

NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.

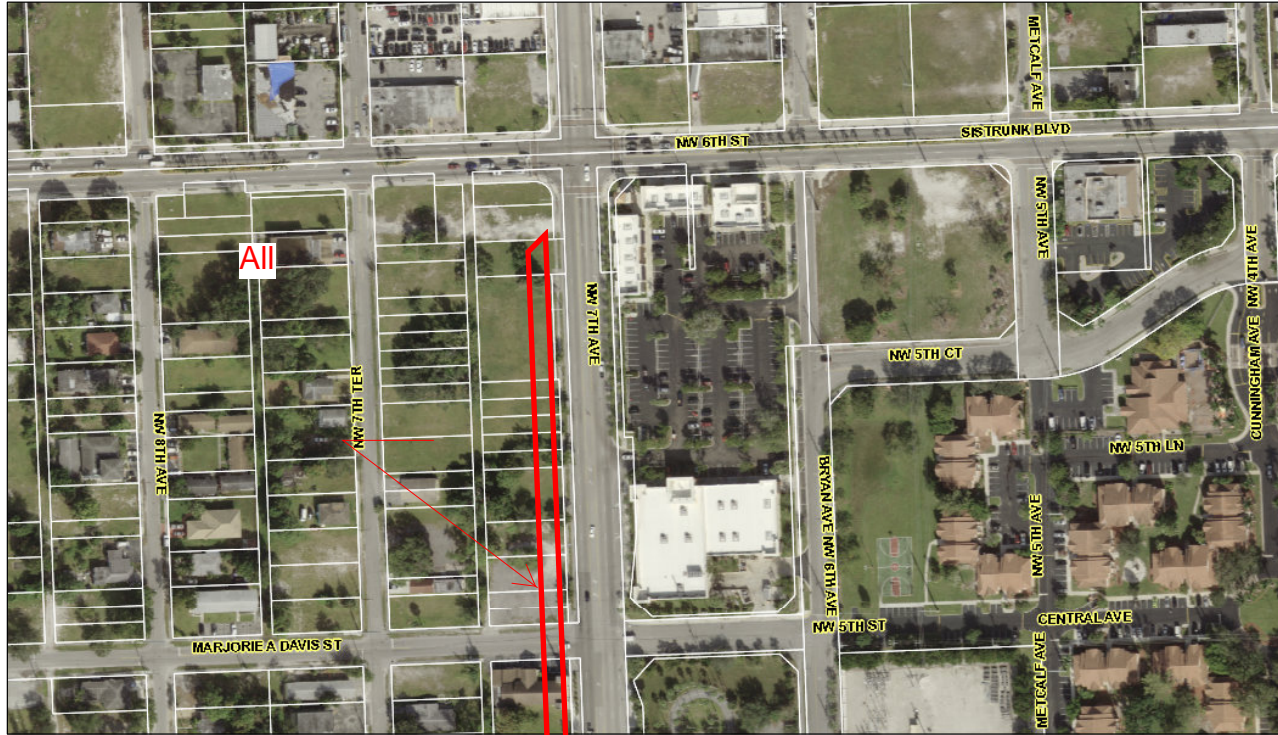




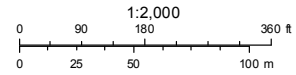
Storm Atlas



Property Id: **Please see map disclaimer



February 13, 2019



Right Date: Dec. 15, 2017 Broward County Property Appraiser

MEETING NOTICE

February 25, 2019

Dr. Pamela Pittman
Historical Dorsey-Riverbend Civic Association, Inc.
500 NW 19th Avenue
Fort Lauderdale, FL 33311

**Re: City of Fort Lauderdale
Development Review Committee (DRC) Meeting - March 26, 2019 at 10 AM
Project: West Village ROW Vacation (V19002)**

Dear Ms. Pittman:

This letter is to notify you of a Development Review Committee (DRC) meeting with City of Fort Lauderdale related to a Right-of-Way Vacation application for an alley located west of NW 7th Avenue and east of NW 7th Terrace, between NW 6th Street and NW 5th Street. The area of the alley is currently underutilized as majority of the adjacent land is vacant. The proposed future improvements which include a multi-story mixed use building conflict with the alley, which prompts the applicant's vacation request to allow for effective development of the site.

Under the City of Fort Lauderdale Public Participation Ordinance, the petitioner is required to notify any official civic associations within 300 feet of the property regarding the date, time and place of the DRC meeting. The meeting will be held March 26, 2019 at 10:00 AM in the Urban Design and Planning Conference Room at the Greg Brewton Development Services Building, 700 NW 19th Avenue, Fort Lauderdale, FL, 33311.

If you wish to submit written comments, please send them to:

**Florentina Hutt, AICP
Senior Planner
2312 S. Andrews Ave, Ft. Lauderdale
Email: FHutt@keithteam.com**

Also, please be advised that there will be additional opportunities for public input at the City of Fort Lauderdale Public Hearings.

Sincerely,

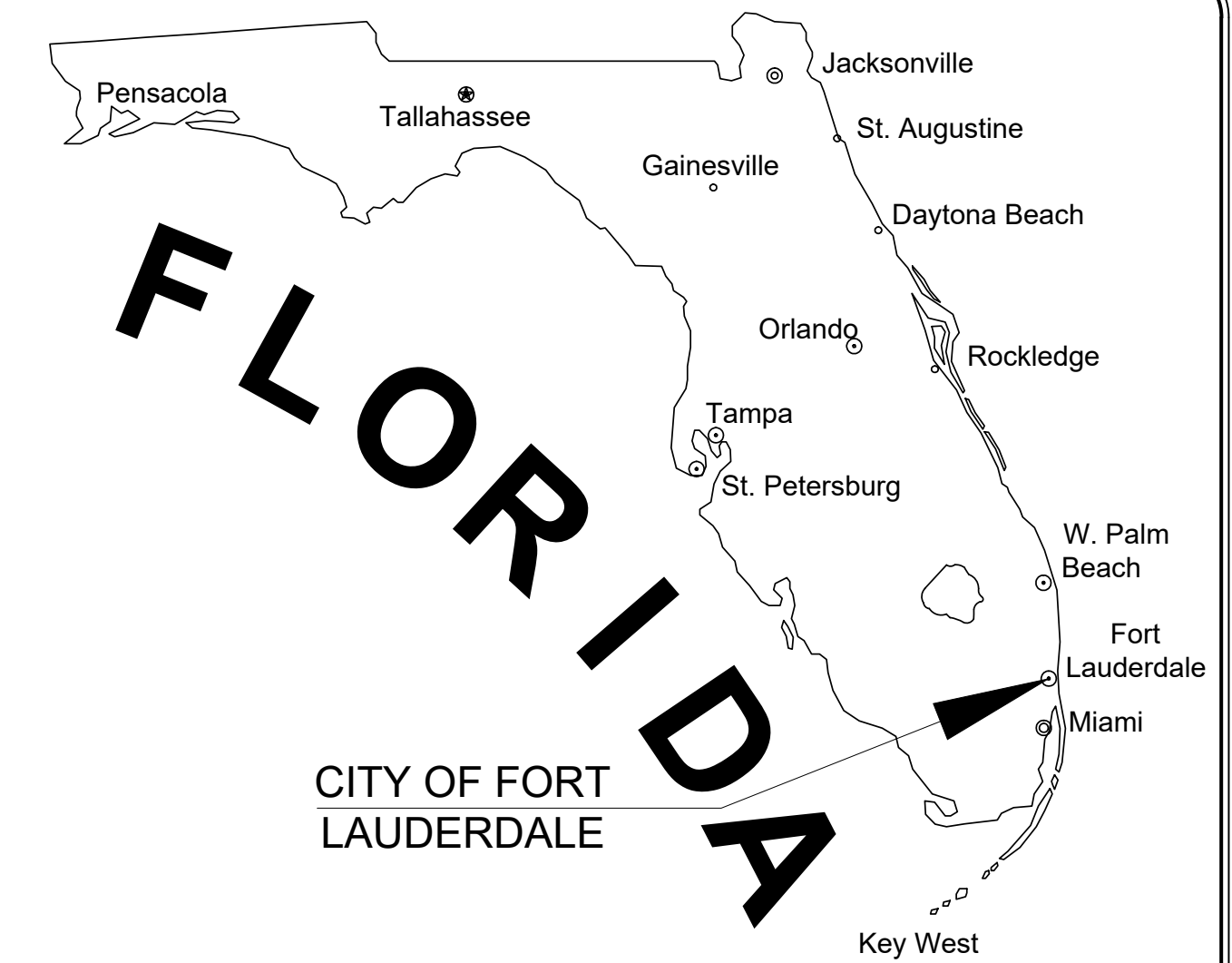


**Florentina Hutt, AICP
Senior Planner
Keith Team**

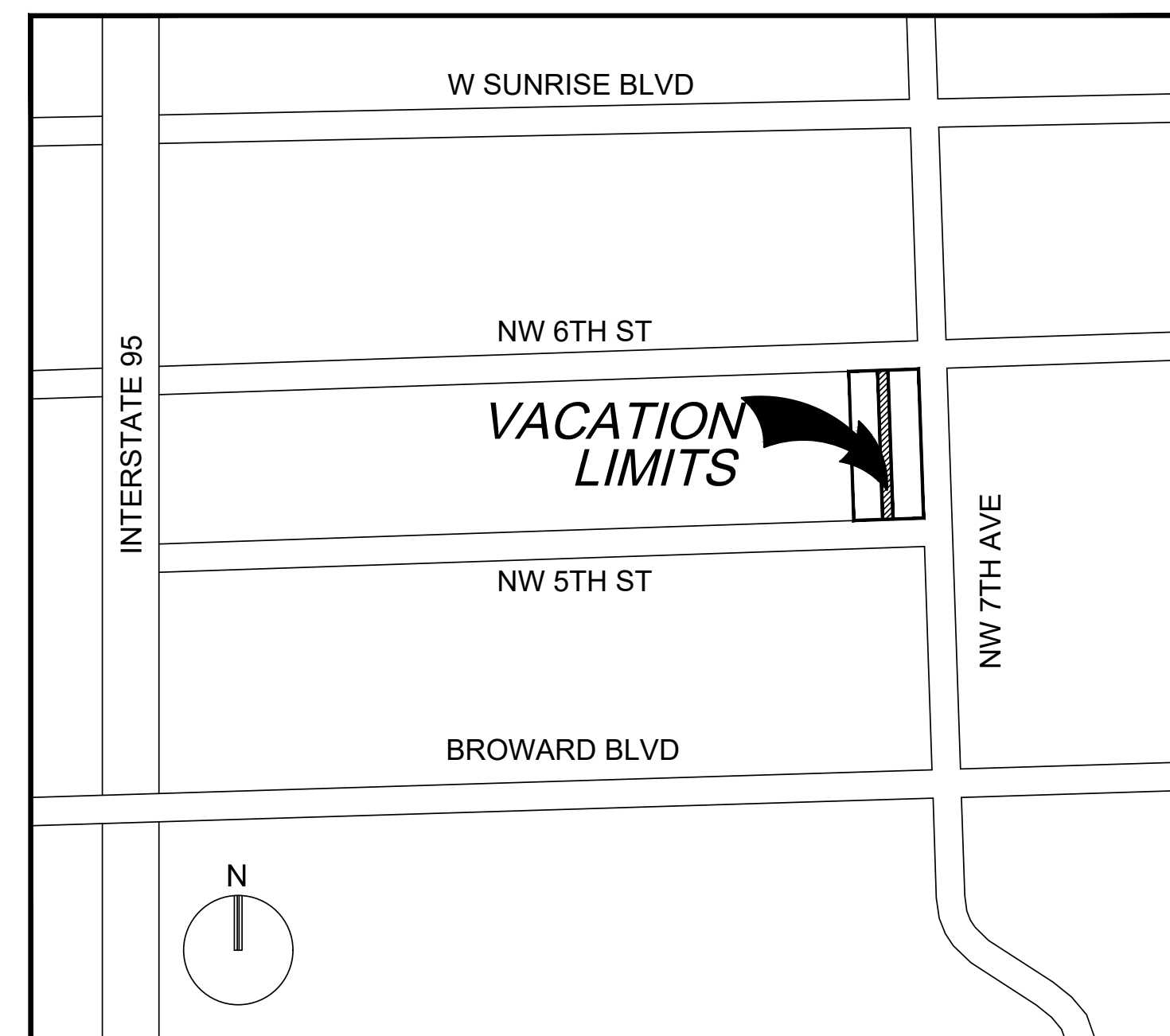
Attachments: Location Map

CITY SUBMITTAL - PZB REVIEW FOR WEST VILLAGE ROW VACATION

501 NW 7TH AVENUE
FORT LAUDERDALE FL 33311



INDEX OF SHEETS	
Sheet Identification	Sheet Title
--	COVER
S1	ALTA / NSPS SURVEY
A-100	SITE PLAN



LOCATION MAP
SECTION 34, TOWNSHIP 48S, RANGE 42E



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

State of Florida Certificate of
Authorization Number - 7928

PROJECT No. 09535.01
SUBMITTAL DATE: 02/21/2019

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



Drawing Name: 19-0928-01 - Site Plan & LMS Engineering/CA/190201/01-Cover.dwg | Layout Name: C:\000\09535\000 | Printed by: Madsen | Plot Date: 02/21/2019 4:31pm

ENCUMBRANCE NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS		PLOTTED ON SURVEY		COMMENT
			YES	NO	YES	NO	
1	ALL MATTERS CONTAINED ON THE PLAT OF NORTH LAUDERDALE, AS RECORDED IN...	P.B. 1, PG. 48	X		X		AS SHOWN ON SURVEY
2	MUNICIPAL RESOLUTION 95-86 RECORDED IN...	O.R.B. 38544, PG. 1743	X		X		NO PLOTTABLE MATTERS
3	RESOLUTION NO. 78-144 RECORDED IN. (AS TO PARCEL 20)	O.R.B. 7678, PG. 273	X		X		NO PLOTTABLE MATTERS
4	RESOLUTION NO. 78-128 RECORDED IN. (AS TO PARCEL 21)	O.R.B. 7578, PG. 275	X		X		NO PLOTTABLE MATTERS
5	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.	N/A	X		X		NO PLOTTABLE MATTERS

SITE:

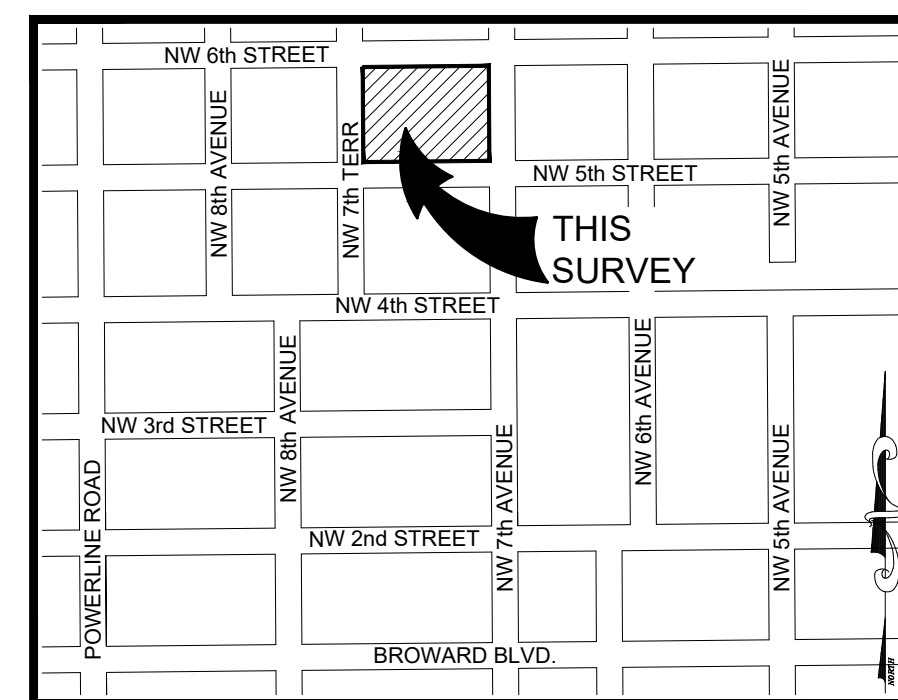
- | | | | |
|--|---|---|--|
| <p>PARCEL 1
SITE ADDRESS: 701 W SISTRUNK BLVD FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011270</p> <p>PARCEL 2
SITE ADDRESS: 735 NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011280</p> <p>PARCEL 3
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011290</p> <p>PARCEL 4
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011300</p> <p>PARCEL 5
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011320</p> <p>PARCEL 6
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011330</p> <p>PARCEL 7
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011340</p> <p>PARCEL 8
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011350</p> | <p>PARCEL 9
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011360</p> <p>PARCEL 10
SITE ADDRESS: 517 NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011370</p> <p>PARCEL 11
SITE ADDRESS: 509 NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011380</p> <p>PARCEL 12
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011390</p> <p>PARCEL 13
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011400</p> <p>PARCEL 14
SITE ADDRESS: NW 5 ST FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011410</p> <p>PARCEL 15
SITE ADDRESS: 500 NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011420</p> <p>PARCEL 16
SITE ADDRESS: 502 NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011440</p> | <p>PARCEL 17
SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011450</p> <p>PARCEL 18
SITE ADDRESS: 516 NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011460</p> <p>PARCEL 19
SITE ADDRESS: 518 NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011470</p> <p>PARCEL 20
SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011480</p> <p>PARCEL 21
SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011490</p> <p>PARCEL 22
SITE ADDRESS: 526 NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011500</p> <p>PARCEL 23
SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011510</p> <p>PARCEL 24
SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011520</p> | <p>PARCEL 25
SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011520</p> <p>PARCEL 26
SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011540</p> <p>PARCEL 27
SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011550</p> <p>PARCEL 28
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011560</p> <p>PARCEL 29
SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011570</p> <p>PARCEL 30
SITE ADDRESS: 714 SISTRUNK BLVD FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011590</p> <p>PARCEL 31
SITE ADDRESS: SISTRUNK BLVD FORT LAUDERDALE FL 33311
FOLIO NO.: 504203011580</p> |
|--|---|---|--|

SURVEY NOTES:

- LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ATTORNEYS' TITLE FUND SERVICES, LLC., TITLE POLICY NUMBER 686595, FEBRUARY 1, 2019 @ 11:00 PM.
- OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE NORTH LINE OF BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
- THIS SURVEY IS CLASSIFIED AS COMMERCIAL-HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (RULE 5J-17, F.A.C.), THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ENLARGED FOR CLARITY, ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
- THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 30' OR SMALLER.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.02' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS +/- 0.1'.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION BENCHMARKS #1926, A US COASTAL & GEODETIC SURVEY 3 1/2" BRASS DISC STAMPED U311 1970, ABOUT 0.4 MILE WEST ALONG ATLANTIC BOULEVARD, FROM THE INTERSECTION OF U.S. #1, 1.3 FEET NORTH OF THE CENTERLINE OF WEST BOUND LANE, 28.0 FEET WEST OF CENTERLINE NORTHEAST 14TH AVENUE, ON TOP OF A CONCRETE POST. ELEVATION = 10.760 AND BENCHMARK WHS BM#57-G IS A NAIL AND DISC 350.0 FEET NORTH OF SOUTHEAST 3RD STREET AND 1.0 FEET EAST OF CYPRESS ROAD. ELEVATION = 6.134.
- UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0369H, COMMUNITY NO. 125105, EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE X OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD HAZARD, BASE FLOOD ELEVATION (NONE).
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 5- MILLION DOLLARS TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

AREA:

AREAS = 153,380 SQUARE FEET OR 3.520 ACRES +/-



LOCATION SKETCH (NOT TO SCALE)

PARCEL 20:
LOTS 36 AND 37, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 21:
LOTS 38 AND 39, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 22:
LOT 40, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 23:
LOT 41, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 24:
LOT 42, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 25:
LOT 43, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 26:
LOT 44, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 27:
LOT 45, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 28:
LOTS 46 AND 47, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 29:
LOT 48, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL 30:
THE EAST 40 FEET OF LOTS 50, 51 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 16.3 FEET THEREOF.

PARCEL 31:
LOTS 49, 50, 51 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH ALL APPLICABLE LAWS REGULATING SURVEYING IN THE STATE OF FLORIDA AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B), 8, 9, 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 16, 2019.

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY EXCEPT AS NOTED. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SUBJECT PROPERTY EXCEPT AS SHOWN HEREON; AND THERE ARE NO PARTY WALLS. ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE LAND SUBJECT TO THE SURVEY ARE REPORTED.

2. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 686595, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019 @ 11:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOOD AREA IS DELINEATED WITH SHADING OR OTHERWISE CLEARLY MARKED TO SHOW THE AREAS HAVING A ZONE DESIGNATION OF "X, AREAS INSIDE OF 0.2% ANNUAL CHANCE OF FLOOD", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0369H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014, FOR COMMUNITY NO. 125105, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. THE SUBJECT PROPERTY HAS ACCESS TO NW 6th STREET, NW 5th STREET, NW 7th AVENUE AND NE 7th TERRACE THE WIDTHS OF ALL ADJACENT RIGHTS-OF-WAY ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT PROPERTY IS TIED TO SAME.

5. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL, OR ANY APPARENT DITCHES, DIKES, SLUICES OR CANALS OF THE SITE.

6. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OR ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS 4 REGULAR SPACE.

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6805

DATE: FEBRUARY 18, 2019

LAST DATE OF FIELD WORK: FEBRUARY 16, 2019

DATE	REVISION	BY

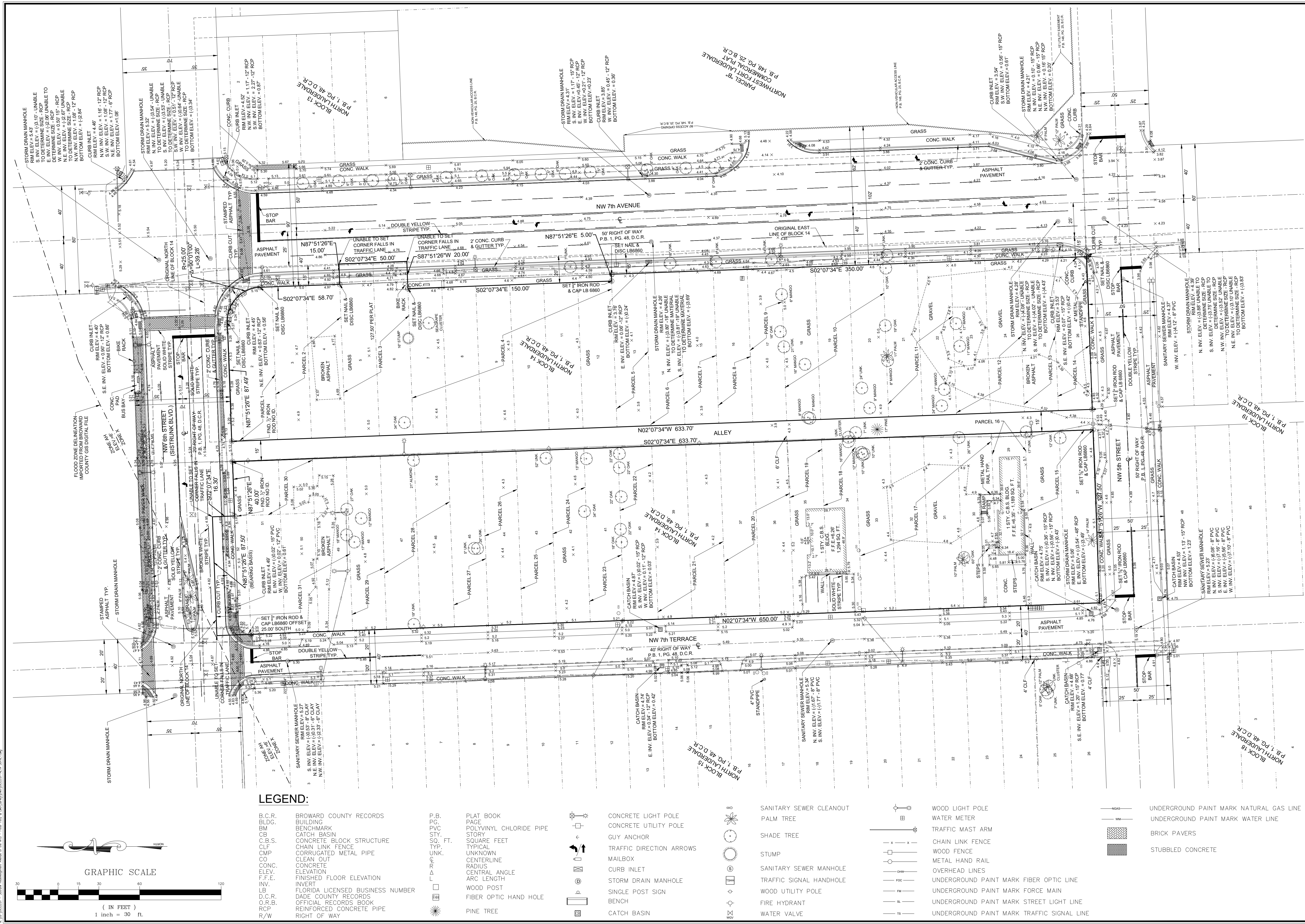
DATE	02/16/19
SCALE	1"=30'
FIELD BOOK	849
DRAWN BY	DOB
CHECKED BY	LP

KEITH
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400, FAX (954) 788-3500
E-MAIL: ma@KEITHeam.com LB NO. 6860

ALTA/NSPS LAND TITLE SURVEY

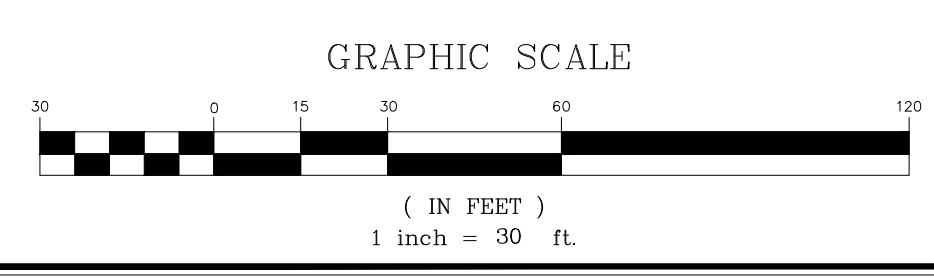
**BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

SHEET	1	OF	2
PROJECT NUMBER	09535.01		



LEGEND:

- | | | | | | | | | | |
|----------|----------------------------------|------|-------------------------|---|--------------------------|---|--|-----|---|
| B.C.R. | BROWARD COUNTY RECORDS | P.B. | PLAT BOOK | ☐ | CONCRETE LIGHT POLE | ☐ | WOOD LIGHT POLE | --- | UNDERGROUND PAINT MARK NATURAL GAS LINE |
| B.L.D.C. | BUILDING | P.C. | PAGE | ☐ | CONCRETE UTILITY POLE | ☐ | WATER METER | --- | UNDERGROUND PAINT MARK WATER LINE |
| BM | BENCHMARK | PVC | POLYVINYL CHLORIDE PIPE | ☐ | GUY ANCHOR | ☐ | TRAFFIC MAST ARM | --- | BRICK PAVERS |
| CB | CATCH BASIN | SO. | SQUARE FEET | ☐ | TRAFFIC DIRECTION ARROWS | ☐ | CHAIN LINK FENCE | --- | STUBBLED CONCRETE |
| C.B.S. | CONCRETE BLOCK STRUCTURE | STY. | TYPICAL SQUARE FEET | ☐ | MAILBOX | ☐ | WOOD FENCE | --- | |
| CLF | CHAIN LINK FENCE | UNK. | UNKNOWN | ☐ | CURB INLET | ☐ | METAL HAND RAIL | --- | |
| CMP | CORRUGATED METAL PIPE | UNK. | UNKNOWN | ☐ | STORM DRAIN MANHOLE | ☐ | OVERHEAD LINES | --- | |
| CO | CLEAN OUT | UNK. | UNKNOWN | ☐ | TRAFFIC SIGNAL HANDHOLE | ☐ | UNDERGROUND PAINT MARK FIBER OPTIC LINE | --- | |
| CONC. | CONCRETE | UNK. | UNKNOWN | ☐ | WOOD UTILITY POLE | ☐ | UNDERGROUND PAINT MARK FORCE MAIN | --- | |
| ELEV. | ELEVATION | UNK. | UNKNOWN | ☐ | FIRE HYDRANT | ☐ | UNDERGROUND PAINT MARK STREET LIGHT LINE | --- | |
| F.F.E. | FINISHED FLOOR ELEVATION | UNK. | UNKNOWN | ☐ | WATER VALVE | ☐ | UNDERGROUND PAINT MARK TRAFFIC SIGNAL LINE | --- | |
| INV. | INVERT | UNK. | UNKNOWN | ☐ | | | | | |
| LD | FLORIDA LICENSED BUSINESS NUMBER | UNK. | UNKNOWN | ☐ | | | | | |
| D.C.R. | DADE COUNTY RECORDS | UNK. | UNKNOWN | ☐ | | | | | |
| O.R.B. | OFFICIAL RECORDS BOOK | UNK. | UNKNOWN | ☐ | | | | | |
| RCP | REINFORCED CONCRETE PIPE | UNK. | UNKNOWN | ☐ | | | | | |
| R/W | RIGHT OF WAY | UNK. | UNKNOWN | ☐ | | | | | |



DATE	02/16/19
SCALE	1"=30'
FIELD BOOK	849
DRAWN BY	DOB
CHECKED BY	LP

DATE	02/16/19
SCALE	1"=30'
FIELD BOOK	849
DRAWN BY	DOB
CHECKED BY	LP

KEITH

301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400, FAX (954) 788-3500
 E-MAIL: ma@KEITHeam.com LB NO. 6860

ALTANSPTS LAND TITLE SURVEY

**BLOCK 14
 NORTH LAUDERDALE
 PLAT BOOK 1, PAGE 48, D.C.R.
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

SHEET	2	OF	2
PROJECT NUMBER	09535.01		

Information to be completed by Department and Representatives

Case Number: V19002

PRE-CITY COMMISSION AMENDED DEVELOPMENT REVIEW COMMITTEE
 PRE-PLANNING & ZONING BOARD ADMINISTRATIVE REVIEW
 FINAL DEVELOPMENT REVIEW COMMITTEE OTHER

DEPARTMENT / DISCIPLINE <small>Project Planner check all that apply:</small>	REPRESENTATIVE SIGNATURE	DATE	COMMENTS / CONDITIONS <small>Representative check "YES" or "NO"</small>			
<input type="checkbox"/> AIRPORT			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> BUILDING - FLOODPLAIN			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> BUILDING - STRUCTURAL			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> CITY ATTORNEY OFFICE			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> CITY SURVEYOR			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> CRA			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input checked="" type="checkbox"/> ENGINEERING	<i>[Signature]</i>	6-10-19	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> FIRE			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> INFORMATION SYSTEMS			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> LANDSCAPE			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> MARINE FACILITIES			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> PARKS & RECREATION			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> POLICE			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> SANITATION / RECYCLING			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> STORMWATER			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> SUSTAINABILITY			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> TRANSPORTATION & MOBILITY			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input checked="" type="checkbox"/> *URBAN DESIGN & PLANNING	<i>[Signature]</i>	6/10/19	<input checked="" type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> UTILITIES			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
<input type="checkbox"/> ZONING			<input type="checkbox"/>	YES	<input type="checkbox"/>	NO

*Obtain Urban Design & Planning signature last

Approval conditions/comments found in Final DRC Certificate of Compliance or Notice of Determination

Final Review Body: Administrative DRC Planning & Zoning Board City Commission

APPROVAL DATE: _____ / _____ / _____

SITE PLAN EXPIRES UNLESS:

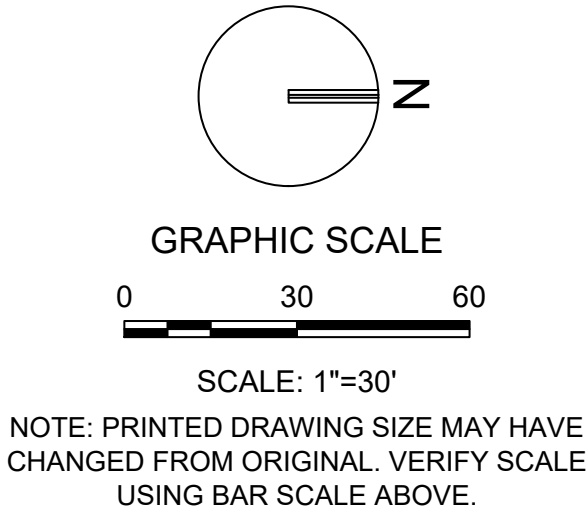
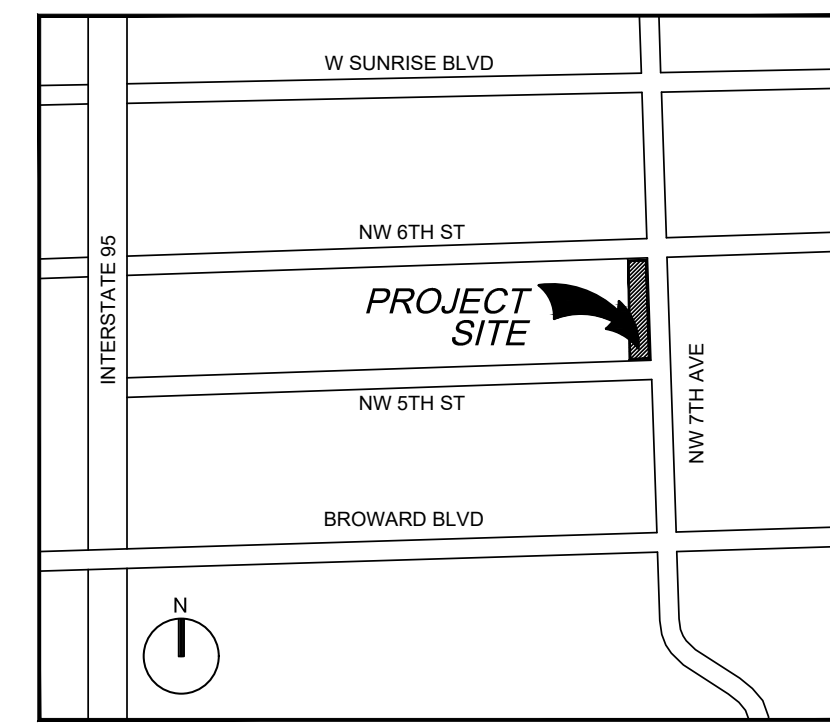
A. Building Permit Application for above ground principal structure is submitted within 18 months following APPROVAL DATE, by: _____ / _____ / _____

B. Building Permit is issued within 24 months following APPROVAL DATE, by: _____ / _____ / _____

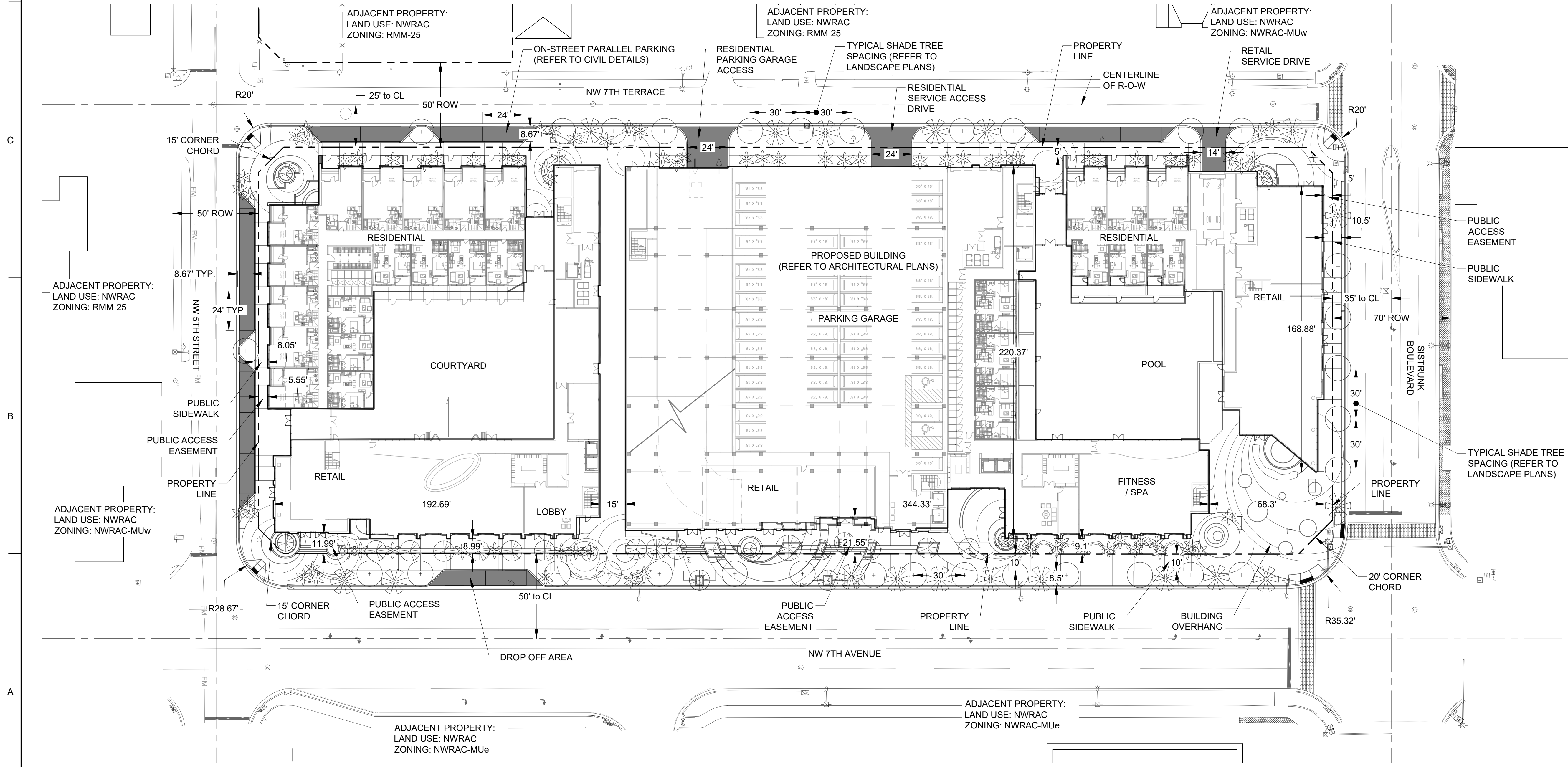
* CONDITIONS: WITH CONDITIONS AS APPROVED BY PLANNING AND ZONING BOARD (FOR ALLEY VACATION), AND UPON CONDITIONS OF FINAL DRC APPROVAL (FOR SITE PLAN)

SITE DATA TABLE:	
PROJECT ADDRESS: 501 NW 7TH AVENUE, FORT LAUDERDALE, FL 33311	
PROJECT INFORMATION:	
PARCEL CONTROL NUMBERS	504203011720, 730,750,590,500 / 504203011580, 570, 560, 550, 540, 510, 490, 480, 450, 420, 270, 280, 290, 300, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410 / 504203011530, 520 / 504203011470, 460 / 504203011440
CURRENT ZONING	NWRAC-Muw & RMM-25
CURRENT USE	VACANT LAND
PROPOSED USE	MIXED USE (PENDING REZONING APPROVAL)
LAND USE	NW DOWNTOWN REGIONAL ACTIVITY CENTER
NET SITE AREA (S.F.)	151,553 SF*
PROPOSED BUILDING (GFA)	605,508 SF
WATER / SEWER PROVIDER	CITY OF FORT LAUDERDALE

ZONING DISTRICT REQUIREMENTS:	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT (NW 7th Ave.)	5'	5'
STREET SIDE (Sistrunk Blvd.)	0'	5'
STREET SIDE (NW 5th St.)	5'	5'
REAR (NW 7th Terr.)	5'	5'
BUILDING HEIGHT	65' (w/ CC approval)	65'
PLOT SIZE (SF.)	None	151,553
		TO TOP OF ROOF
PARKING CALCULATIONS:		
MULTI-FAMILY	REQUIRED	PROPOSED
STUDIO / ONE-BEDROOM (1.75 SPACES X 384 UNITS)	672	
TWO-BEDROOM (2 SPACES X 73 UNITS)	146	
TWO-BEDROOM / ONE DEN/ TWO BATH (2.1 SPACES X 13 UNITS)	28	
RETAIL (14,075 SF / 250) X .60	35	
PARKING REQUIRED	881	498
ADA PARKING (LOCATED IN GARAGE)	9	9
BICYCLE PARKING (LOCATED IN GARAGE)	49	49
LOADING AREA (TYPE 1)	3	3



- NOTES:**
- REFER TO SURVEY FOR LEGAL DESCRIPTIONS FOR EACH PARCEL
 - REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT



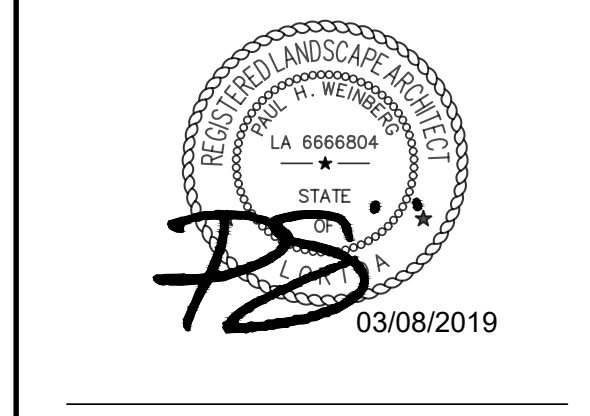
KEITH
 301 East Atlantic Boulevard
 Pompano Beach, Florida 33060-6643
 2160 NW 82nd Avenue
 Doral, Florida 33122
 PH: (954) 788-3400
 Florida Certificate of
 Authorization # - 7928

BID / CONTRACT NO. :		
REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**
 THESE PLANS ARE NOT FULLY PERMITTED
 AND ARE SUBJECT TO REVISIONS MADE
 DURING THE PERMITTING PROCESS.
 RESPONSIBILITY FOR THE USE OF THESE
 PLANS PRIOR TO OBTAINING PERMITS
 FROM ALL AGENCIES HAVING JURISDICTION
 OVER THE PROJECT WILL FALL SOLELY
 UPON THE USER.

WEST VILLAGE
FORT LAUDERDALE FL
33311-9024

SCALE: AS NOTED
 DATE ISSUED: MARCH 8, 2019
 DRAWN BY: MA
 DESIGNED BY: FH
 CHECKED BY: PW



SHEET TITLE
SITE PLAN

SHEET NUMBER
SP-101

SHEET 1 of

PROJECT NO. **09535.01**

Drawing name: I:\09 09535.01 - Sistrunk Redevelopment\Areas of the Site - Phase 1\Site & Landscape\09535.01-SP-101 - Site Plan.dwg Layout Name: SP-101 Plotted by: maian Plotted on: Mar 08, 2019 - 2:58pm



April 2, 2019

City of Fort Lauderdale
700 NW 19th Ave
Fort Lauderdale, FL 33311

RE: Application #: V19002

KEITH, Inc. Project No.: 09535.01

Dear City of Fort Lauderdale Reviewers:

Based on your DRC Review comments dated March 26, 2019 Keith and Associates (K&A) offers the following responses to your comments/questions:

ENGINEERING - Alfredo Leon

CASE COMMENTS:

1. Provide written documentation that proposed Vacation of Rights-of-Way meets the City's Criteria for Review per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.6 (Vacation of ROW Requirements).

RESPONSE: See attached responses to City's Criteria for Review per ULDR Section 47-25.2 (Adequacy Review) and ULDR Section 47-24.6 (Vacation of ROW Requirements).

2. Provide a signed and sealed boundary and topographic survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar.

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

RESPONSE: See attached ALTA/NSPS LAND TITLE SURVEY.

3. Provide copy of latest corresponding Site Plan, so that it can be reviewed for consistency. Confirm that limits of proposed Alley vacation are consistent with Site Plan.

RESPONSE: See attached Site Plan.

4. Please contact City's Public Works Department, Rick Johnson at rjohnson@fortlauderdale.gov or 954- 828-7809 for water and sewer utilities, and Elkin Diaz at 954-828-6539 or ediaz@fortlauderdale.gov for stormwater infrastructure, to verify and determine whether there are any public utilities present within the alley to be considered for vacation. If so, a surveyed location of the utilities shall be provided to staff for review, the full cost of relocation of the utilities shall be borne by the Applicant, and the utility relocation plan shall be reviewed and approved by the City's Public Works Department prior to implementation.

RESPONSE: See attached request to Public Works.

5. Provide letters from all franchise utility providers, including Public Works as appropriate, demonstrating their interests in maintaining or no objection to the vacation of this Alley; the letters should specifically state whether or not the franchise utility providers have existing facilities within the Alley vacation area that will need to be relocated or abandoned.

RESPONSE: See attached letters from franchise utility providers.

6. Submit a stamped copy of the surveyor's sketch and legal description to the City's Surveyor for his review and approval of the Easement to be considered for vacation. The approved surveyor's sketch shall then be routed to the Land Development Manager or designee for signoff, prior to submittal to the case planner for final authorization to present this item to the City Commission.

RESPONSE: See attached sketch and legal.

7. Please be advised that the vacating ordinance shall not be in full force and effect until an Engineer's Certificate is executed by the City Engineer or designee. This Engineer's Certificate shall be executed by the proper authorities and recorded in the public records of Broward County. A copy of the recorded certificate is to be provided to the City upon recordation. The City Engineer's certificate shall also state that all existing facilities located within the vacated Alley have been relocated or abandoned to the satisfaction of the respective utility owners.



RESPONSE: Acknowledged

8. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Rights-of-Way approval process.

As applicable, provide documents such as easement and/or right-of-way deed, joinders, consents and Attorney's Opinion of Title. Please refer to City's Web site: <http://fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> (under 'Engineering Forms' and 'Dedicated Public Rights of Way and Easements') or click on <http://www.fortlauderdale.gov/home/showdocument?id=1558>.

RESPONSE: Acknowledged

9. The survey shows existing wooden poles, overhead wires, and a guy anchor located within the 15' Alley to be vacated; relocated facilities shall require inspection and approval by the applicable franchise utility owner prior to issuance of City Engineer's certificate.

RESPONSE: Acknowledged

10. Additional comments may be forthcoming at the meeting.

RESPONSE: Acknowledged

PUBLIC WORKS - Alfredo Leon

CASE COMMENTS:

1. Demonstrate compliance with adequacy requirements per ULDR Section 47-24.1.C (Drainage facilities) ULDR Section 47-24.1.L (Stormwater) that the easement area to be considered for vacation will not adversely affect adjacent streets and properties.

RESPONSE: See attached responses to City's Adequacy Requirements.

2. Verify that the existing City storm/drainage pipes located on the north and south sides are within the Right-of-Way to be vacated. The minimum Utility Easement the City will accept is 15-feet x 15-feet. The Engineer-of-Record shall provide a letter acknowledging the dedication of the 15-feet x 15-feet (on the north and south sides within the Right-of-Way to be vacated) for the Utility Easement.



RESPONSE: Per the Atlas attached from City of Fort Lauderdale, survey and subsurface utility investigation, there are no existing City storm/drainage pipes located on the north and south sides within the Right-of-Way to be vacated.

3. Letters shall be provided from all applicable franchise utility providers, including but not limited to AT&T, TECO, etc., demonstrating their interests in maintaining or no objection to vacation of this easement.

RESPONSE: See attached letters.

TRANSPORTATION & MOBILITY - Benjamin Restrepo

CASE COMMENTS:

1. To mitigate the vacation of this alley please provide an east/west public access route through the middle of the site. The public access route should be safe, comfortable and inviting to public users.

RESPONSE: An east/west public access is provided. See attached Site Plan.

2. Signature required.

RESPONSE: Acknowledged

GENERAL COMMENTS:

Please address comments below where applicable.

1. Contact Benjamin Restrepo at 954-828-5216 or brestrepo@fortlauderdale.gov to set up an appointment for final plan approval.

RESPONSE: Acknowledged

2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.

RESPONSE: The proposed Site Plan incorporates sustainable design solutions.



3. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.

RESPONSE: Acknowledged

URBAN DESIGN & PLANNING - Linda Mia Franco, AICP

CASE COMMENTS:

1. The proposed project requires review and recommendation by the Planning and Zoning Board (PZB) and approval by the City Commission. A separate application and fee is required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements. Please see Unified Land Development Regulations (ULDR), Section 47-27. Note: The City Clerk's office requires 48-hour notice prior to Commission meeting if a computer presentation is planned (i.e. PowerPoint), to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information.

RESPONSE: Acknowledged

2. This project includes an assembly of properties with various owners. Please provide proof of ownership and a notarized letter of consent for the each owner. There are several Incorporations and LLC owners, provide articles of incorporation that shows the company representative that signed the notarized letter has authority to sign on behalf of said company.

RESPONSE: See attached documentation.

3. This project is associated with the R19014 Site Plan, Level II case and Rezoning case. The Site Plan will be reviewed at a later DRC meeting (April 9, 2019). However, some additional comments may be forthcoming based on the proposed site plan regarding cross access easements needed to provide a public/pedestrian access to allow intermittent approach mid- block and minimize usage and/or creation of large blocks pursuant to the NWRAC Master Plan.

RESPONSE: Acknowledged

4. Pursuant to Public Participation requirements of ULDR, Section 47-27.4.A.2.c, the applicant must complete the following:



- a. Prior to submittal of the application to the PZB, a notice from the applicant via letter or e-mail shall be provided to official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting;
- b. The applicant shall then conduct a public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting is at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record; and,
- c. Accordingly, a minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department. If the applicant fails to submit the affidavit, the public hearing will be postponed until the next available hearing date after the affidavit has been supplied.

RESPONSE: Acknowledged

5. Signoffs from the City Surveyor and the City's Engineering Design Manager will be required, prior to PZB submittal.

RESPONSE: Acknowledged

6. Provide letters from all franchise utility providers demonstrating their interests in maintaining or no objection to the vacation of this Right-of-Way. Letters must be provided from the following utility companies: Florida Power & Light, Comcast Cable, as well as the City of Fort Lauderdale Public Works Department, indicating no objections to the vacation. If any easements are required, legal and easement documents must be provided, prior to item being scheduled for City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved, prior to City Commission submittal.

AT&T has indicated that they have no objection, if the following is satisfied: It is understood that any relocation of existing AT&T Facilities associated with this vacation will be at the applicant's expense.

RESPONSE: Acknowledged. See attached letters.



7. Please refer to attached mark-up comments on survey from Michael Donaldson, City Surveyor and re-submit original signed and sealed surveys to me to process signature and approval by him.

RESPONSE: The sketch and legal has been revised per the City Surveyor's comments.

8. The ordinance approving the right-of-way vacation shall be recorded in the public records of the County within (30) days after adoption.

RESPONSE: Acknowledged

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee (DRC):

9. Provide a written response to all DRC comments within 180 days.

RESPONSE: Acknowledged

10. An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner via email to review project revisions and/or to obtain a signature routing stamp.

RESPONSE: Acknowledged

11. Additional comments may be forthcoming at the DRC meeting.

RESPONSE: Acknowledged





May 8, 2019

To:
KEITH
2312 S ANDREWS AVE
FORT LAUDERDALE, FL 33316

Re:
Petitioner/Owner Intends to Vacate all of the fifteen-foot wide alley within Block 14 of North Lauderdale according to the plat thereof as recorded in Plat Book 1 Page 48 of the public records of Miami Dade County, Florida. Said lands are located in Fort Lauderdale, Broward County, Florida.

Subject Property Address: Vacate the alley bounded by Sistrunk Boulevard and NW 5th Street (Marjorie Davis Street), between NW 7th Avenue (Avenue of the Arts) and NW 7th Terrace.

Dear FLORENTINA,

FPL has no objection to abandoning or vacating the above right of way.

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 954-717-1430 should you have any questions or concerns.

Sincerely,

Noah Sherbacoff
Associate Engineer

A handwritten signature in black ink that reads "Noah Sherbacoff".

A NEXTERA ENERGY Company



KEITH

February 13, 2019

NO OBJECTION LETTER

To: Dyke Tittle, AT&T

From: Kaitlyn Riquelmy, Planner
Keith and Associates, Inc.
2312 S Andrews Avenue
Fort Lauderdale, Florida 33316
kriquelmy@keithteam.com
954.788.3400

RE: Petitioner/Owner Intends to Vacate all of the fifteen-foot wide alley within Block 14 of North Lauderdale according to the plat thereof as recorded in Plat Book 1 Page 48 of the public records of Miami Dade County, Florida. Said lands are located in Fort Lauderdale, Broward County, Florida.

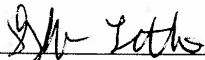
Subject Property Location: Vacate the alley bounded by Sistrunk Boulevard and NW 5th Street (Marjorie Davis Street), between NW 7th Avenue (Avenue of the Arts) and NW 7th Terrace.

The Property owners intend to submit an Right-of-way Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

1. _____ We have no objection to the vacation.
2. We have no objection to the vacation if the following is satisfied:
3. _____ We have objection as

follows: It is understood that any relocation of existing AT&T Facilities
associated with this vacation will be at the applicants expense.



Signature

Dyke Tittle, Mngr. of Engineering, 8601 W Sunrise Blvd
(Print name, title, address, and Contact Information)

Attachments: Plat, Aerial

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400



February 13, 2019

NO OBJECTION LETTER

To: Joan Domning, TECO

From: Kaitlyn Riquelmy, Planner
Keith and Associates, Inc.
2312 S Andrews Avenue
Fort Lauderdale, Florida 33316
kriquelmy@keithteam.com
954.788.3400

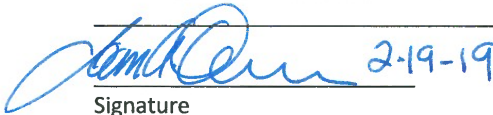
RE: Petitioner/Owner Intends to Vacate all of the fifteen-foot wide alley within Block 14 of North Lauderdale according to the plat thereof as recorded in Plat Book 1 Page 48 of the public records of Miami Dade County, Florida. Said lands are located in Fort Lauderdale, Broward County, Florida.

Subject Property Location: Vacate the alley bounded by Sistrunk Boulevard and NW 5th Street (Marjorie Davis Street), between NW 7th Avenue (Avenue of the Arts) and NW 7th Terrace.

The Property owners intend to submit an Right-of-way Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

- 1. We have no objection to the vacation.
- 2. We have no objection to the vacation if the following is satisfied:
- 3. We have objection as follows:

 2-19-19

Signature

Joan Domning/Admin Specialist
TECO-PGS Distribution Engineering
8416 Palm River Rd. Tampa, FL 33619
813-275-3783

(Print name, title, address, and Contact Information)

Attachments: Plat, Aerial

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

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2312 S. Andrews Ave
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Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

From: Raymond Rammo <RRammo@fortlauderdale.gov>
Sent: Tuesday, April 30, 2019 11:55 AM
To: Roberto Goncalves, Jr.
Cc: Florentina Hutt; Bhargava Nagaraju; Igor Vassiliev; Thomas Lawrence; Alfredo Leon; Raymond Meyer
Subject: RE: 09535.01 WEST VILLAGE APPLICAITON # V 19002

Hi Roberto,

Please consider this email from PW as the no objection response since there are no City water, sewer, and drainage infrastructure.

Regards,

Raymond Rammo, P.E., M.S.
Project Manager II, Public Works Dept.
Dept. of Sustainable Development
700 NW 19th Avenue, Fort Lauderdale FL 33311
City of Fort Lauderdale
(954) 828-5990
rrammo@fortlauderdale.gov

From: Roberto Goncalves, Jr. <RGoncalves@keithteam.com>
Sent: Tuesday, April 30, 2019 10:53 AM
To: Raymond Rammo <RRammo@fortlauderdale.gov>
Cc: Florentina Hutt <FHutt@keithteam.com>; Bhargava Nagaraju <bnagaraju@keithteam.com>; Igor Vassiliev <IVassiliev@fortlauderdale.gov>; Thomas Lawrence <TLawrence@fortlauderdale.gov>; Alfredo Leon <ALeon@fortlauderdale.gov>; Raymond Meyer <RMeyer@fortlauderdale.gov>
Subject: RE: 09535.01 WEST VILLAGE APPLICAITON # V 19002

Good morning Mr. Rammo, hope all is well. Linda Mia Franco from the Principal Urban Planner City of Fort Lauderdale| Urban Design and Planning Division *is requesting no objection response letters* stating that there are no utilities (water, sewer, drainage). In the chain of email below, she was copied on your email of Wednesday, April 10, 2019 but still needs the “no objection letters”.

Please let me know if you can provide the letters.

Thanks.



Roberto Goncalves, Jr.
Project Manager I
301 East Atlantic Blvd, Pompano Beach



KEITH

February 13, 2019

NO OBJECTION LETTER

To: Leonard Maxwell-Newbold, COMCAST

From: Kaitlyn Riquelmy, Planner
Keith and Associates, Inc.
2312 S Andrews Avenue
Fort Lauderdale, Florida 33316
kriquelmy@keithteam.com
954.788.3400

RE: Petitioner/Owner Intends to Vacate all of the fifteen-foot wide alley within Block 14 of North Lauderdale according to the plat thereof as recorded in Plat Book 1 Page 48 of the public records of Miami Dade County, Florida. Said lands are located in Fort Lauderdale, Broward County, Florida.

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The Property owners intend to submit an Right-of-way Vacation Application to the City of Fort Lauderdale for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

1. We have no objection to the vacation.
2. We have no objection to the vacation if the following is satisfied:
3. We have objection as follows: _____

Signature **Comcast**
Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast Cable
2501 SW 145th Ave
Miramar, FL 33027

(Print name, title, address, and Contact Information)

Attachments: Plat, Aerial

Corporate Office 301 E. Atlantic Blvd Pompano Beach FL 33060 954.788.3400	Miami-Dade County 2160 N.W. 82 Ave Doral FL 33122 305.667.5474	Broward County 2312 S. Andrews Ave Fort Lauderdale FL 33316 954.788.3400	Palm Beach County 120 N. Federal Hwy Suite 208 Lake Worth, FL 33460 561.469.0992	St. Lucie County 2325 S.E. Patio Cir. Port St. Lucie FL 34952 954.788.3400	Orange County 2948 E. Livingston St. Orlando FL 32803 954.788.3400
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