



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 2 | Revision Date: 10/01/2020 | I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

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

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

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

<input type="checkbox"/>	Planned Development District (PDD)	\$ 3,600.00
<input type="checkbox"/>	Site Plan Level IV	\$ 1,700.00
<input type="checkbox"/>	Site Plan Level II in RAC (Regional Activity Centers - Central Beach, South Andrews, Northwest)	\$ 2,900.00
<input type="checkbox"/>	Plat	\$ 1,100.00 (\$450 Final-DRC Fee)
<input checked="" type="checkbox"/>	Easement Vacation	\$ 1,100.00 (\$300 Final-DRC Fee)
<input type="checkbox"/>	ROW Vacation	\$ 1,050.00 (\$600 Final-DRC Fee)
<input type="checkbox"/>	Rezoning (In addition to above site plan fee)	\$ 1,750.00 (\$250 Final- DRC Fee)
<input type="checkbox"/>	Appeal and/or DeNovo Hearing	\$ 3,150.00
<input type="checkbox"/>	Site Plan Deferral	\$ 1,050.00
<input type="checkbox"/>	City Commission Request for Review	\$ 1,200.00
<input type="checkbox"/>	City Commission General Review	\$ 150.00 / Hr.*

*The above fee is calculated at a rate of \$150.00 per hour. Generally these applications take no more than 3 hours total to review (\$450.00), however any additional time required by staff will be charged prior to the City Commission meeting.



Page 1: City Commission Submittal Requirements

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: To be filled out by Applicant

Property Owner's Name	SUNRISE FTL VENTURES LLLP	
Applicant / Agent's Name	Nectaria Chakas	
Development / Project Name	Sunrise Utility Easement Vacation	
Development / Project Address	<u>Existing:</u> NE 9th Ct	<u>New:</u> NE 9th Ct
Current Land Use Designation	CB-RAC	
Proposed Land Use Designation	CB-RAC	
Current Zoning Designation	SLA	
Proposed Zoning Designation	SLA	
Specific Request	Vacation of utility easement.	

The following number of Plans:

- One (1) original signed-off set, signed and sealed at 24" x 36"
- Two (2) copy sets at 11" x 17"
- One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - Cover page
 - Survey
 - Site plan with data table
 - Ground floor plan
 - Parking garage plan
 - Typical floor plan for multi-level structure
 - Roof plan
 - Building elevations
 - Landscape plan
 - Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

AUTHORIZATION LETTER

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Permitting for property located at 2828/2870/2884/2892-2896/2902/2908 E. Sunrise Boulevard and property identified with folio numbers 504201140060/504201140080/504201140090/504201140100 and 504201140120 all located in the City of Fort Lauderdale

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to the properties referenced above.

Sincerely,

Sunrise FTL Ventures, LLLP

By: Sunrise FTL Manager, LLC, its general partner

By: Integra Solutions LLC its manager

By: [Signature]
Print name: Nelson Stabile
Title: Manager
Date: 5/18/2021

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me, by means of (check one): physical presence or online notarization, this 18th day of May, 2021, by NELSON STABILE, as Manager of Integra Solutions LLC a Florida limited liability company, manager of Sunrise FTL Manager, LLC, a Florida limited liability company, as general partner of Sunrise FTL Ventures, LLLP, a Florida limited liability limited partnership who is (check one): personally known to me, or has who has produced _____ as identification.

Notary Public
[Signature]
Typed, printed or stamped name of Notary Public

My Commission Expires: May 20, 2023





Site Address	NE 9 COURT, FORT LAUDERDALE FL 33304	ID #	5042 01 14 0060
Property Owner	SUNRISE FTL VENTURES LLLP	Millage	0312
Mailing Address	150 SE 2 AVE #800 MIAMI FL 33131	Use	28
Abbr Legal Description	SEABRIDGE 21-46 B LOT 7 BLK BA		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$140,350	\$7,010	\$147,360	\$147,360	
2020	\$250,000	\$7,010	\$257,010	\$162,090	\$3,868.93
2019	\$140,350	\$7,010	\$147,360	\$147,360	\$2,738.65

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$147,360	\$147,360	\$147,360	\$147,360
Portability	0	0	0	0
Assessed/SOH	\$147,360	\$147,360	\$147,360	\$147,360
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$147,360	\$147,360	\$147,360	\$147,360

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/19/2021	WD*-D	\$7,200,000	117152254	\$28.07	5,000	SF
12/1/1969	WD	\$20,000	5881 / 190			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
L								
1						5000		

September 13, 2021

**SUNRISE BLVD MIXED USE
DRC – Utility Easement Vacation
FES# 21-1627.00**

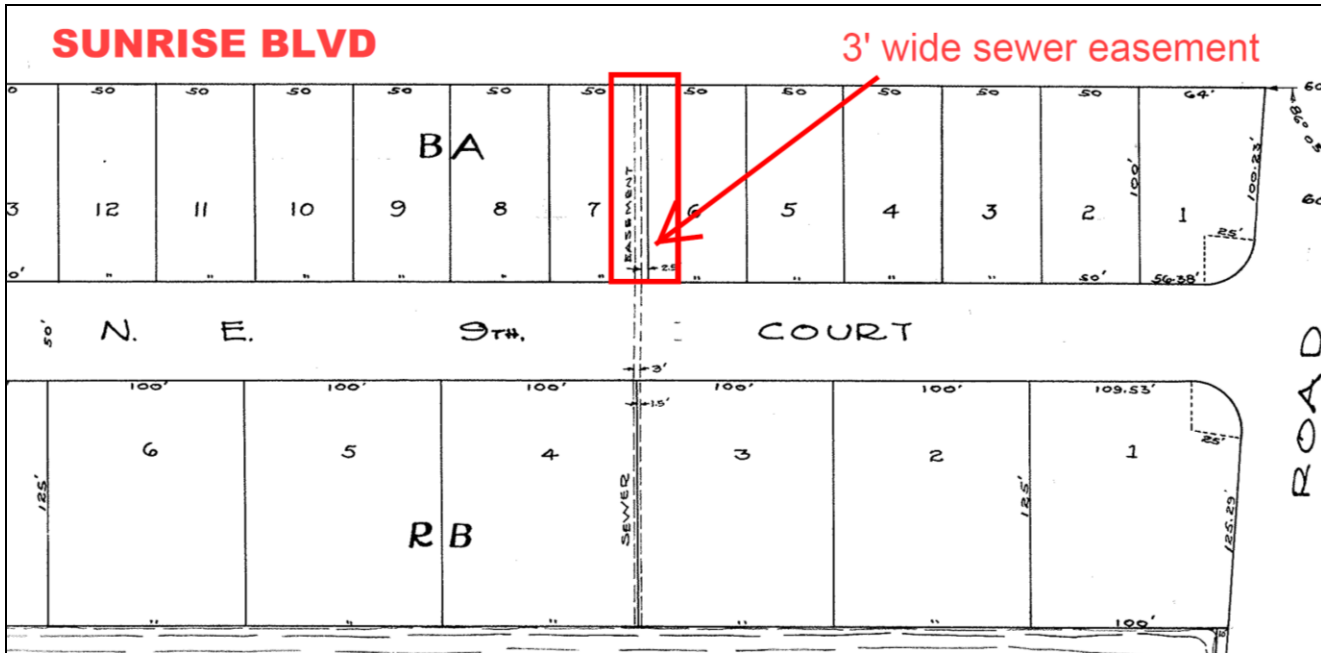
Project Narrative

The Applicant is proposing to vacate a -3-foot wide platted utility easement that crosses the property as it contains no utilities. The research of records shows that there are no utilities located within the easement and have collected responses from utility companies providing their ‘no objection’ to the vacation request. If utilities are later to be found, those utilities will be relocated/removed within the easement at the cost of the Applicant.

The legal description for the utility easement is:

The Westerly 3.0 feet of the Easterly 5.5 feet of lot 7, Block BA, according to the Plat of ‘SEABRIDGE’, according to the plat thereof recorded in Plat Book 21 at Page 46 of the Public Records of Broward County, Florida in Section 1, Township 50 South, Range 42 East. Said easement shown on aforementioned plat as a “Sewer Easement”. Said parcel containing 300 square feet, more or less.

Below is an excerpt of the Seabridge Plat which shows the 3’ wide easement proposed to be vacated:



SEC. 47-24.7 VACATION OF EASEMENT

Criteria. An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:

- A. The easement is no longer needed for public purposes.

RESPONSE: There are no utilities located within the easement and therefore the easement is currently not serving the public.

- B. All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same.

RESPONSE: There are no utilities within the utility easement, however any that are found will be relocated and have easements applied accordingly, at the owner's expense.

Sec. 47-25.2 ADEQUACY REQUIREMENTS

- A. ***Applicability.*** The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

Response: The Applicant has taken this comment under advisement.

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

Response: N/A – This is a request for a vacation of a Utility Easement.

- C. ***Drainage facilities.*** Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: N/A – This is a request for a vacation of a Utility Easement.

- D. ***Environmentally sensitive lands.***

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.
- b. Section 5-198(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: There are no environmentally sensitive lands on this site.

- E. ***Fire protection.*** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: N/A – Utility Easement

F. **Parks and open space.** *New ordinance adopted in June 2006.*

Response: N/A – This is a request for a vacation of a Utility Easement.

G. **Police protection.** Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: N/A – This is a request for a vacation of a Utility Easement.

H. **Potable water.**

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Response: N/A – This is a request for a vacation of a Utility Easement.

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: Although the easement requested to be vacated is a platted sewer easement, there is currently no sewer infrastructure located within the easement area.

- J. **Schools.** For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: N/A – Utility Easement

K. **Solid waste.**

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: N/A – Utility Easement

- L. **Stormwater.** Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: N/A – Utility Easement

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.

Response: N/A – This is a request for a vacation of a Utility Easement.

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 FDOT traffic engineering standards and plans as applicable.

Response: N/A – This is a request for a vacation of a Utility Easement.

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: N/A – This is a request for a vacation of a Utility Easement.

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: N/A – This is a request for a vacation of a Utility Easement.

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 & accepted applicable traffic engineering standards.

Response: N/A – This is a request for a vacation of a Utility Easement.

6. ***Pedestrian facilities.*** Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: N/A – This is a request for a vacation of a Utility Easement.

7. **Primary arterial street frontage.** Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a 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: N/A – This is a request for a vacation of a Utility Easement.

N. Wastewater.

1. **Wastewater.** Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: N/A – This is a request for a vacation of a Utility Easement.

- 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: Acknowledged.

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: Response: N/A – This is a request for a vacation of a Utility Easement.

- Q. ***Hurricane evacuation.*** If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: N/A.

Respectfully,



Sarah Owen DelNegri
Flynn Engineering Services, P.A.



Tim Richards
AT&T Florida
Mgr OSP Planning & Design

AT&T Florida
5395 NE 14th Ave
Fort Lauderdale, FL 33334

T: 954-849-9141
tim.richards@att.com

May 27th, 2021

Aaron Bengochea
Flynn Engineering Services, P.A.
241 E Commercial Blvd
Lauderdale-By-The-Sea, FL 33308

RE: Vacate a 2.5' Easement at 2828 E Sunrise Blvd, Fort Lauderdale, FL 33304 as recorded in the Broward County Records Plat Book 21, Page 46.

Dear Mr. Bengochea,

This letter is in response to your request to vacate a 2.5' easement at 2828 E Sunrise Blvd within the city of Fort Lauderdale, Florida that was originally recorded in the Broward County Records Book 21, Page 46. AT&T has no objection to vacate that easement.

If you have any questions feel free to contact me at (954) 849-9141.

Sincerely,

Tim Richards
AT&T Florida
Mgr OSP Planning & Engineering Design



6/23/2021

To: Aaron Bengochea
Flynn Engineering Services
241 Commercial Blvd.
Lauderdale-By-The-Seas, FL 33308

RE: Vacate of Easement
2828 East Sunrise Blvd. Ft. Lauderdale, FL 33304

The Westerly 3.0 feet of the Easterly 5.5 feet of Lot 7, Block BA, according to the plat of "SEABRIDGE", according to the Plat thereof recorded in Plat Book 21 at Page 46 of the Public Records of Broward County, Florida, in Section 1, Township 50 South, Range 42 East. Said easement shown on aforementioned plat as a "Sewer Easement".

Said parcel containing 300 square feet, more or less.

From: TECO Peoples Gas

To Whom It May Concern:

Thank you for contacting TECO Peoples Gas Company regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joan Domning".

Joan Domning
Administrative Specialist, Senior
Peoples Gas-Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783

Aaron Bengochea

From: Agustin, Dan R <Dan.R.Agustin@fpl.com>
Sent: Tuesday, June 22, 2021 11:42 AM
To: Aaron Bengochea
Cc: Sarah DelNegri; Morkos, Mark; Ramirez Lee, Karina
Subject: RE: No Objection Request For 2828 East Sunrise Blvd Utility Easement

Aaron

Tony Newbold has told me about the easement.. We don't have any easement going north and south on the property..

Thanks
Dan Agustin
954-717-2086

From: Aaron Bengochea <aaron@FlynnEngineering.com>
Sent: Tuesday, June 22, 2021 11:39 AM
To: Agustin, Dan R <Dan.R.Agustin@fpl.com>
Cc: Sarah DelNegri <sarah@FlynnEngineering.com>; Morkos, Mark <Mark.Morkos@fpl.com>; Ramirez Lee, Karina <Karina.Ramirezlee@fpl.com>
Subject: RE: No Objection Request For 2828 East Sunrise Blvd Utility Easement

Dan,

Just doubling back to see if you received this email, and needed any other information for a determination on whether FPL has any objection to the abandonment of this easement?

Thanks,

Aaron Bengochea
954.522.1004 (Office - Main)
954.686.6197 (Office – Direct)
aaron@flynnengineering.com



Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308
www.flynnengineering.com

From: Morkos, Mark <Mark.Morkos@fpl.com>
Sent: Thursday, June 17, 2021 8:18 AM
To: Sarah DelNegri <sarah@FlynnEngineering.com>; Agustin, Dan R <Dan.R.Agustin@fpl.com>



August 3, 2021

Aaron Bengochea
Flynn Engineering Services, P.A.
241 Commercial Boulevard
Lauderdale-By-The-Sea, Florida 33308

Subject: **Amendment to No Objection Letter
Utility Easement Vacation
2828/2902 E Sunrise Boulevard
Fort Lauderdale, Florida 33304**

Dear Mr. Bengochea,

This letter is an Amendment to the Letter of No Objection regarding the proposed vacation of the 2.5'-wide utility easement per Plat Book 21, Page 46, located along East lot line of Lot-7 Block-BA in Seabridge Subdivision that was issued on 7/23/2021.

Based on review of documents provided and our assessment of City records it appears that there is a 12-inch water line located approximately 15 feet to the West of the subject easement. As part of the process of vacating the subject easement and according to ULDC Section 47-24.7.A.4.b Vacation of easement, a new easement must be established, and the 12-inch water line must be relocated and installed within the new easement.

ULDC Section 47-24.7.A.4.b Vacation of easement:

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.

The vacation is conditioned upon the relocation, removal, or proper abandonment of any facilities found. Any relocation, removal, or abandonment of any existing utilities must be conducted with approved engineering plans, at the developer's expense and the relocated, removed or abandoned utilities would be required to be inspected and accepted by the Department of Sustainable Development.

Should you have any questions or require any additional information, please contact me at (954) 828-5862.

Sincerely,

Igor Vassiliev, P.E.
Project Manager II

PUBLIC WORKS DEPARTMENT

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