



PROJECT NARRATIVE

APPLICANT: SWFLB LLC
PROJECT NAME: 488 Residences at Riverwalk
CASE: #E17001 Vacation of Platted Utility Easement
LOCATION: 488 SW 1st Avenue
AUTHOR: Linda C. Strutt, AICP
DATE PREPARED: December 8, 2016
Updated March 13, 2017

The applicant is proposing to construct “488 Residences at Riverwalk,” a mixed-use multi-family project with ground floor retail, in the northeast corner of the intersection of SW 5th Street and SW 1st Avenue. The site is Parcel “B” of the Mercury Plat. The subject utility easement was granted by this plat along the SW 1st Avenue frontage.

In order to accommodate the proposed site plan, the applicant is submitting this application to vacate the utility easement. The easement is not currently being used and utilities needed to serve the project will be provided in other location(s) with easement(s) granted as needed.

Letters of no objection have been received from all of the franchise utilities as well as the City’s Public Works Department.



ULDR NARRATIVES

APPLICANT: SWFLB LLC
PROJECT NAME: 488 Residences at Riverwalk
REQUEST: Vacation of Platted Utility Easement
CASE: #E17001 Level IV Vacation of Easement
LOCATION: 488 SW 1st Avenue
AUTHOR: Linda C. Strutt, AICP
DATE PREPARED: December 8, 2016
 Updated March 13, 2017

Sec. 47-24.7. Vacation of easement.

A. *Vacation of easement (city commission).*

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

a. The easement is no longer needed for public purposes;

The subject perimeter utility easement was dedicated by the Mercury Plat before there were any specific development plans for the site. It is not being used by any franchise or municipal utility. Now that specific plans are being proposed for this site and the remainder of the block is developed or in site plan review for development, the actual location of utilities serving the site and the block is being determined. No utilities are proposing to use this easement. The applicant will dedicate any needed new easement(s) for utilities which will not be located within right-of-way.

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 for the utility facilities by the owner to the satisfaction of the city; or any combination of same.

This easement was dedicated by plat prior to any development plans for the site. There are no utilities located within the easement.

Letters of no objection have been received from all of the franchise utilities and the City's Public Works Department.

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.

The proposed easement vacation will not affect the adequacy of public services and facilities. As noted above, there are no utilities using this easement. The development project for this site is the subject of a separate DRC application which addresses each section of the Adequacy Requirements - Sec. 47-25.2. This narrative relates only to those adequacy requirements which may apply to the proposed easement vacation.

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.**

Potable water service will be taken from the existing main in the adjacent streets (SW 1st Avenue and SW 5th Street). The projected project demand for potable water is addressed by the ULDR narratives provided for the development site plan.

- 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.**

This easement is not currently being used to accommodate drainage facilities nor is it needed to accommodate proposed stormwater facilities needed to support the proposed development project. Any easements needed in association with the project drainage plan to serve the proposed development project will be granted.

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.

There is no existing sanitary sewer in the subject easement. The projected project wastewater demand was addressed by the ULDR narratives provided with the development site plan submittal.



March 8, 2017

Ms. Linda C. Strutt, AICP
Linda Strutt Consulting, Inc
227 Goolsby Boulevard
Deerfield Beach, Florida 33442

Subject: Proposed Vacation of Utility Easement
488 Residences at Riverwalk
488 SW 1st Avenue
City of Fort Lauderdale

Dear Ms. Strutt:

This letter is in response to your request for a letter regarding the proposed vacation of the platted utility easement within Parcel "B" of the Mercury Plat recorded in Plat Book 154 Page 40.

We have determined that there are no City infrastructure facilities located within the subject easement as shown on the attached legal sketch. We do not object to the proposed vacation of said easement.

Should you have questions regarding this matter, please contact me at (954) 828-7809.

Sincerely,

Rick Johnson
Utilities Distribution and Collection Systems Manager

CC: Ms. Ella Parker



March 17, 2017

City of Fort Lauderdale
Planning & Zoning Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311

Re: 488 SW 1st Avenue
West frontage of Parcel B of Mercury Plat (Plat Bk. 154 Pg. 40, B.C.R)

Dear Linda Strutt,

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

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

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

Please contact me at 954 717 2062 should you have any questions or concerns.

Yours truly,

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

Lucas Cornish
Associate Engineer



John Hughes
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

T: 954-423-6326
jh0247@att.com

February 22, 2017

Ms. Linda C. Strutt, AICP
Linda Strutt Consulting, Inc
227 Goolsby Boulevard
Deerfield Beach, Florida 33442

RE: Proposed Vacation of Utility Easement
488 Residences at Riverwalk
488 SW 1st Avenue
City of Fort Lauderdale

Dear Ms. Strutt:

Please be advised, AT&T has no objection to vacating the existing easement of the platted utility easement within Parcel "B" of the Mercury Plat recorded in Plat Book 154 Page 40. Please note that any relocation of existing facilities required will be at the cost of the owner/developer. The plan for such rearrangements will also need to be coordinated with and approved by AT&T.

Thank you for choosing AT&T Florida.

Respectfully,

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

January 4, 2017

TO:

Mr. Max Chamorro
Operations Manager
TECO/Peoples Gas
5101 NW 21st Avenue, Suite 460
Fort Lauderdale, FL 33309

FROM:

Ms. Linda C. Strutt, AICP
Linda Strutt Consulting, Inc.
227 Goolsby Boulevard
Deerfield Beach, FL 33442

RE: Petitioner Intent to Vacate Platted Utility Easement (see attached Sketch and Legal Description)

**Found in Section 10, Township 50S , Range 42E, City of Ft. Lauderdale
Address: 488 SW 1st Avenue**

The property owner, SWFLB, LLC, intends to submit an Application for Vacation and Abandonment to Broward County Board of County Commissioners for the referenced property located within the boundaries of the City of Ft. Lauderdale.

Please complete the following, and return the signed and dated form to me as the contact person for the petitioner.

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

3. We have an objection as follows:

Attachments: Sketch and legal description

Completed by: TECO Peoples Gas Date: 1/16/17


Signature

David Rivera Gas Design Tech
(Print name, title, address and contact information)
5101 NW 21st Ave Ste 460
Fort Lauderdale FL 33309
(554) 453-0794



Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027

Monday, April 24, 2017

Ms. Linda C. Strutt, AICP
Linda Strutt Consulting, Inc
227 Goolsby Boulevard
Deerfield Beach, Florida 33442

Subject: Proposed Vacation of Utility Easement
488 Residences at Riverwalk
488 SW 1st Avenue
City of Fort Lauderdale

Dear Ms. Strutt:

Based on the legal sketch and description provided, Comcast does not object to the proposed vacation of the platted utility easement within Parcel “B” of the Mercury Plat recorded in Plat Book 154 Page 40.

Should you have any further question, please feel free to call me at 1-954-447-8405 e-fax 1-954-534-7008 or e-mail at Leonard_Maxwell-Newbold@cable.comcast.com

Sincerely,

Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast / Southern Division (RDC)
01/5/2016 2:46:10 PM

cc: City of Fort Lauderdale
Planning & Zoning Department
700 NW 19th Avenue
Fort Lauderdale, FL 33311
City of FTL Draw
File