

**September 11, 2012**

**Utility Easement Vacation Narrative – DRC Case 9M12**

**Project: Paseo Del Mar – NE 16<sup>th</sup> Terrace easement**

**1600 E Sunrise Boulevard**

**Fort Lauderdale, FL**

**LOCATION/ OVERVIEW**

The utility easement requested to be vacated are located on the south side of E. Sunrise Boulevard between NE 16<sup>th</sup> Avenue and NE 17<sup>th</sup> Terrace. The existing utility easement is 40' wide extending +/-220' south of E. Sunrise Boulevard. The easement is a previously vacated right of way for a portion of NE 16<sup>th</sup> Terrace. NE 16<sup>th</sup> Terrace was vacated per ordinance C-94-1, O.R.B. 22078, pg. 592 B.C.R. dated April 1994.

**PEDESTRIAN FACILITIES**

Presently there are no pedestrian facilities with in either of the two 40' utility easements requested to be vacated. The applicant will provide pedestrian improvements from the dead ended streets thru the Paseo Del Mar project site with connection to E. Sunrise Boulevard.

**VEHICULAR ACCESS**

Vehicular access will be maintained at the two access points from E Sunrise Boulevard. The utilities will become private and although vehicular access will remain public access for maintenance will not be required.

**LANDSCAPE**

Landscape and streetscape will be provided to meet or exceed the street tree requirements set forth by the City of Fort Lauderdale Land Development Regulations.

**SOLID WASTE & RECYCLE**

Solid waste and recycling will be accommodated within the proposed project site. The collection of the solid waste and recycle will be accommodated as such that the operation will not impede any through traffic on the local streets.



## SECURITY

Security for the project will comply with standard practices that apply to the use. Hours of operation will be that of a general residential apartment building.

## UTILITIES

### Sanitary Sewer Service

A portion of existing 10" Sanitary Sewer main within the easement to be vacated will remain and become private. A new service man hole will be constructed on the project site at the property line within a new easement to provide separation between the public and private sanitary sewer.

### Potable Water Service

An 8" water main extension will be constructed within the NE 17<sup>th</sup> Avenue right of way to the south side of the project site for adequate service for the proposed project. The existing 2" water main within the NE 17<sup>th</sup> Avenue right of way will be abandoned. All existing services from the 2" water main will be transferred over to the new 8" water main as applicable. A private 8" water main will be constructed on-site along the south side of the project site and will connect to the existing 8" water main on 16<sup>th</sup> Terrace to provide a looped system to the project site.

### Overhead Utilities

No overhead facilities are within the existing utility easements to be vacated.

Respectfully,



Damon T. Ricks  
Flynn Engineering Services, P.A.

July 5, 2012

**Utility Easement Vacation  
47-24.6 Vacation easement**

**Sec. 47-24.7.A.4. Criteria**

- a) The easement is no longer needed for public purposes:

**The utility easement will not be required for any public services. All proposed and existing services within the easement to be vacated will be privately owned and maintained.**

- 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:

**All existing municipal public utilities will be removed or become privately owned and maintained. Any franchise utilities will be relocated with new easements provided to the franchise utility.**

Respectfully,



Damon T. Ricks  
Project Coordinator  
FLYNN ENGINEERING SERVICES, P.A.

May 18, 2012

City of Fort Lauderdale  
Planning & Zoning Division  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33311

RE: PASEO DEL MAR  
Narrative Outline - **Sec. 47-25.2. Adequacy Requirements.**  
FES project# 11-0982.00

- 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.  
**Plans are in accordance with requirements.**
- 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.  
**This proposed development is not anticipated to impose any interference with the City's communication network. Should it be determined that the development causes any significant interference with the City's communication network appropriate provisions will be sought to remedy the interference.**
- C. Drainage facilities. Adequacy of storm water 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.  
**Application shall be made to Broward County DERD and the applicant shall satisfy all current criteria for surface water requirements and obtain all local and state licenses.**
- 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.  
**The development does not impact environmentally sensitive lands.**



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- 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.  
**See Architectural and Civil plans for compliance. All fire protection services will be provided as required by current regulations.**
- F. Parks and open space.
1. For all residential plats, a minimum of three (3) acres property per anticipated one thousand (1,000) residents, or cash equivalent value, or combination thereof as determined by the department shall be provided by the applicant to meet the needs for additional parks. In addition, contribution to subregional and regional parks in accordance with the Broward County Land Development Code is required, and an applicant shall provide documentation to the department that such contribution has been satisfied.
  2. If there is adequate acreage available to service the proposed residential development, the city shall reserve the capacity necessary to serve the development.
  3. Open space requirements provided in the ULDR shall be in addition to and shall not replace the park and open space required by this subsection F.  
**Acknowledged, the applicant will comply as 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.  
**All exterior glazing for the project will meet the requirements of the Florida Building Code and the photometric plan provided will meet the requirements of the City of Fort Lauderdale's ULDR. The developer has taken steps to design with CPTED in mind providing for open public plazas for territorial reinforcement. A wall is designed at the rear of the property with an opening directly off the public plaza for natural access control.**
- 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.

**Existing potable water facilities are available for connection to service the property. No significant demand beyond a typical connection is anticipated for the project. A letter from City of Fort Lauderdale Public Works Department shall be obtained verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation.**

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.

**Existing Sanitary Sewer facilities are available for connection to service the property. No significant demand beyond a typical connection is anticipated for the project. A letter from City of Fort Lauderdale Public Works Department shall be obtained verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation.**

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.

**Applicant has already paid mitigation fees for the previous project approval. Applicant will supplement this application with such evidence of this approval.**

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.

**Solid Waste collection will be handled by private licensed provider per current applicable codes.**

- K. 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.

**See civil drawings prepared by Flynn Engineering Services, P.A. for stormwater compliance. All applicable licenses will be obtained prior to submittal for building permit.**

- 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.

**A modified study will be provided and any roadway improvements found applicable will be implemented.**

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.

**The applicant will provide a traffic study update and satisfy all appropriate criteria.**

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.

**A traffic study will be provided.**

- 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 Traffic ways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.  
**Any required dedications or easements shall be satisfied by the applicant prior to building department issuance of close out.**
- 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.



**Pedestrian walk ways will be preserved and new pedestrian sidewalks are proposed to enhance pedestrian movement on and off site.**

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

**The proposed project is design in such a way that will not present any opportunity for cut thru traffic to the existing residential neighborhood. A marginal access street should not be required.**

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.  
**Existing median cuts along the primary arterial street will be maintained. The applicant will provide a traffic study to address any need for adjustments as required.**

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.

**Street trees are proposed in accordance with the ULDR. See Landscape Plans for street tree compliance.**

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.

**Existing sanitary sewer facilities are available for connection to service the property. No significant demand beyond a typical connection is anticipated for the project. A letter from City of Fort Lauderdale Public Works Department shall be obtained verifying that sufficient potable water and sanitary sewer facilities exist for the proposed water demand and sewer generation. Any capital expansion charges determined applicable shall be paid for by the applicant.**

- 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.  
**All solid waste and recycle materials will be contained within the project site for pick up by a private contractor.**
- 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.  
**The site has not been identified as having archaeological or historical significance. The buildings on the site are currently unoccupied.**
- 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.  
**Not applicable. The Project is located west (inland) of the intracoastal waterway.**

If you have any questions please do not hesitate to contact our office.

Respectfully,



Damon Ricks  
Flynn Engineering Services, P.A.