



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) New nonresidential less than 5,000 square feet Change of use (some impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans) COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only <i>(review not required by PZB)</i> X Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL/DE NOVO Appeal decision by approving body De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND ROW ITEM Road closures Construction staging plan Revocable licenses COMPLETE SECTIONS B, C, E

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column and provide property owner authorization.*

Applicant/Property Owner 600 Solar Isle LLC / Aristotle Halikias Address 2221 Camden Ct, Suite 200 City, State, Zip Oak Brook, IL 60523 Phone 708 906-0268 Email ahalikias@icred.com Proof of Ownership Warranty Deed Applicant Signature:	Authorized Agent Robert Cummings Address 1364 Biscaya Dr City, State, Zip Surfside FL 33154 Phone 914 413-6609 Email cmlanddev@gmail.com Authorization Letter Letter Attached Agent Signature:
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C PARCEL INFORMATION

Address/General Location	600 Solar Isle Dr & 526 Solar Isle Dr
Folio Number(s)	504212080560 & 504212080570
Legal Description (Brief)	RIVIERA 6-17 B LOT 29 N1/2,30,31 S 20 BLK 3 RIVIERA 6-17 B LOT 31 LESS S 20,32 BLK 3
City Commission District	Fort Lauderdale
Civic Association	N/A

D LAND USE INFORMATION

Existing Use	Vacant Land
Land Use	SFR
Zoning	SFR
Proposed <i>Applications requesting land use amendments and rezonings.</i>	
Proposed Land Use	SFR
Proposed Zoning	SFR

E PROJECT INFORMATION *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

Project Name	600 Solar Project								
Project Description <i>(Describe in detail)</i>	All New SFR, approx 7800sf, 5 br, 6 bth, pool, new Sea wall								
Estimated Project Cost	\$	3,000,000 <i>(Estimated total project cost including land costs for all new development applications only)</i>							
Affordable Housing Number of Units (AMI)	N/A	30%	50%	60%	80%	100%	120%	140%	
Affordable Housing Number of Units (MFI)	N/A	30%	50%	60%	80%	100%	120%	140%	



Waterway Use	Yes			
Flex Units Request	No			
Commercial Acreage	Flex	No		
Residential Uses				
Single Family	SFR			
Townhouses				
Multifamily				
Cluster/Zero Lot Line				
Other				
Total (dwelling units)	SFR			
Unit Mix (dwelling units)	Studio-1 Bedroom	2 Bedroom	3+ Bedroom	5BR

Traffic Study Required	No
Parking Reduction	No
Public Participation	No
Non-Residential Uses	
Commercial	
Restaurant	
Office	
Industrial	
Other	
Total (square feet)	

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)	11875	11875	
Lot Density (Units/acres)		N/A	
Lot Width	125'	125'	
Building Height (Feet)	currently vacant	29'	
Structure Length	N/A	76'	
Floor Area Ratio (F.A.R.)			
Lot Coverage	11875	4503 sf	
Open Space	11875		
Landscape Area		3539 - 30%	
Parking Spaces		3 car driveway	
SETBACKS (indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front <input type="checkbox"/>		25 W	
Side <input type="checkbox"/>		7.5 N	
Corner / Side <input type="checkbox"/>		11.5 S	
Rear <input type="checkbox"/>		25 E	
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
Tower Stepback	Required Per ULDR	Proposed	Deviation
Front / Primary Street <input type="checkbox"/>	N/A to all below		
Sides / Secondary Street <input type="checkbox"/>			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R.)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING		
Approving Body		Approving Body		Approving Body		
Original Approval Date		Scheduled Meeting		30 Days from Meeting <i>(Provide Date)</i>		
Expiration Date <i>(Permit Submittal Deadline)</i>		Requested Deferral		60 Days from Meeting <i>(Provide Date)</i>		
Expiration Date <i>(Permit Issuance Deadline)</i>		Previous Deferrals Granted		Appeal Request		



Requested Extension <i>(No more than 24 months)</i>		Justification Letter Provided	Yes or No	Indicate Approving Body Appealing	DRC, PZB, HPB
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>	Yes or No			De Novo Hearing Due to City Commission Call-Up	Yes or No

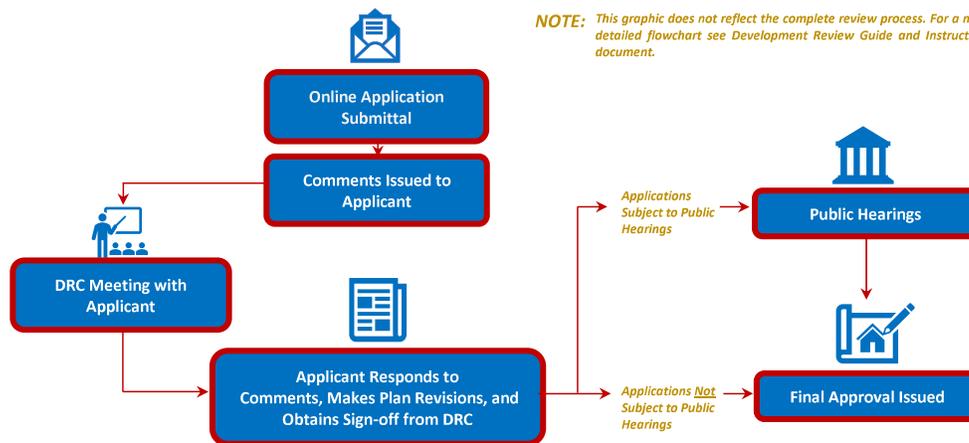
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date:
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or Danderson@fortlauderdale.gov
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	
Planning Counter	954-828-6520, Option 5
planning@fortlauderdale.gov	

LAUDERBUILD ASSISTANCE AND QUESTIONS	
DSD Customer Service	954-828-6520, Option 1
lauderbuild@fortlauderdale.gov	

POWER OF ATTORNEY

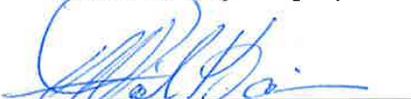
KNOW ALL MEN BY THESE PRESENT that 600 Solar Isle LLC, a Florida limited liability company, appoints Robert J. Cummings, as its attorney-in-fact and in its name and on its behalf, to negotiate with the City of Fort Lauderdale, FL any and all necessary issues related to that certain drainage easement recorded against the real property commonly known as 600 Solar Isle, Fort Lauderdale, FL and legally described as follows:

THE NORTH 1/2 OF LOT 29, LOT 30 AND THE SOUTH 20 FEEL OF LOT 31, BLOCK 3, FORT LAUDERDALE RIPARIAN COMPANY'S SUBDIVISION OF RIVIERA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 17, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

as fully as 600 Solar Isle LLC might or could do if personally present.

IN WITNESS WHEREOF, 600 Solar Isle LLC has hereunto set its hand this 12th day of April, 2023.

600 Solar Isle LLC
A Florida limited liability company

BY: 
Aristotle P. Halikias, Manager

STATE OF Illinois)
) SS
COUNTY OF DeWitt)

I, the undersigned, a notary in and for said county, in the State aforesaid DO HEREBY CERTIFY that Aristotle P. Halikias, personally known to me to be the Manager of 600 Solar Isle LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument as the Manager of 600 Solar Isle LLC, pursuant to authority given by the Operating Agreement, as his free and voluntary act, and as the free and voluntary act and deed of said national banking association, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12th day of April, 2023.

Blanche I. West
NOTARY



CM LAND DEVELOPMENT LLC.
1364 Biscaya Drive Surfside, FL 33154
914.413.6609 • cmlanddev@gmail.com • Lic# CBC 1262347

September 10, 2023

RE: 600 Solar Isle Dr, Fort Lauderdale – Vacation/Relocation of Storm Drainage Easement

To: City of Fort Lauderdale Building officials

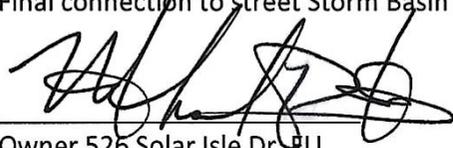
It has been mutually agreed to and thus provided here a signed agreement by both property owners to share the new Storm Drainage easement currently (6') located solely at 600 Solar Isle Dr. but to be vacated and moved over to the north property line and create a new (10') easement to be shared 5' and 5' between neighbors @ 600 Solar Isle Dr. and 526 Solar Isle Dr.

Lot information provided below:

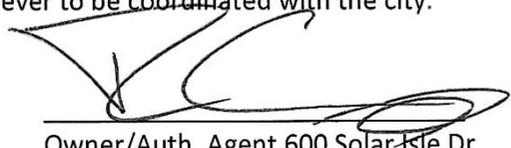
600 Solar Isle Dr. (The north ½ of Lot 29 BLK-3, Lot 30 BLK-3, the south 20' of Lot 31 BLK-3)

526 Solar Isle Dr. (The north remaining 30' of Lot 31 BLK-3, Lot 32 BLK-3)

Despite the current storm drain has been abandoned and not functioning (confirmed in the field by trenching existing pipes to find all crushed and no end exiting the seawall the Gen Contractor/Owners of 600 Solar Isle have agreed to perform this work for all items on the lot. A Final connection to street Storm Basin would need however to be coordinated with the city.



Owner 526 Solar Isle Dr, PLL
Michael Kelly



Owner/Auth. Agent 600 Solar Isle Dr
Robert Cummings

Subscribed and sworn to before me this 21st day of September

My commission Expires:



Alexandra Jordan
Notary Public's Signature

Alexandra Jordan
Notary's Printed Name

Broward, FL
County & State of Notary

CM LAND DEVELOPMENT LLC.

1364 Biscaya Drive Surfside, FL 33154
914.413.6609 • cmlanddev@gmail.com • Lic# CBC 1262347

September 10, 2023

RE: 600 Solar Isle Dr, Fort Lauderdale – Vacation/Relocation of Storm Drainage Easement

To: Michael Kelly

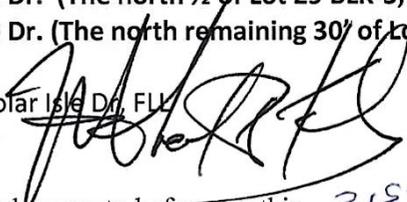
This letter is to confirm our agreement should the City of Fort Lauderdale approves the movement of the Storm Drain Easement that exists on 600 Solar Isle Dr such that the 10' Storm Drain easement shall be moved slightly north and shared equally 5' and 5' we as the owners of 600 Solar and the GC agree to the following below:

We agree to handle all paperwork and approvals with the City. We agree to perform all work necessary to move and return storm drain to proper function solely at our cost. We shall handle the removal of shared fence and landscaping and replace with new upon completion. We shall install temporary fencing for Dogs during work. We shall indemnify and hold harmless the Kelly's (and any other subsequent owners) from all work performed in relation to this easement. We shall have updated and pay for in full all necessary surveys to be submitted to the City of Fort Lauderdale and provide same to owners. On approval by the City, these terms will be memorialized in documents necessary to effectuate the intent of the foregoing subject to the Kelly's review and approval.

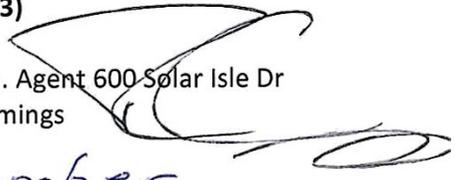
Lot information provided below:

600 Solar Isle Dr. (The north 1/2 of Lot 29 BLK-3, Lot 30 BLK-3, the south 20' of Lot 31 BLK-3)
526 Solar Isle Dr. (The north remaining 30' of Lot 31 BLK-3, Lot 32 BLK-3)

Owner 526 Solar Isle Dr, FL
Michael Kelly



Owner/Auth. Agent 600 Solar Isle Dr
Robert Cummings



Subscribed and sworn to before me this 21st day of September

My commission Expires:



Alexandra Jordan

Notary Public's Signature

Alexandra Jordan

Notary's Printed Name

Broward, FL

County & State of Notary

9/27/2023

RE: Proposed Vacation/Relocation of Storm Drain Easement – 600 Solar Isle Drive, Fort Lauderdale

Dear City Officials,

We are requesting to move or “Vacate” the existing 6’ ft, Storm Drain easement granted to the city back in 1947 and relocate it approx. 10’ft over closer to our property line and out of the proposed building envelope that is being developed and permitted. We are not requesting to eliminate it, rather move it over and provide the 10’ minimum required.

This proposal maintains the adequacy requirements of Section 47-25.2. There are NO other utilities located in either the existing easement, or the proposed relocation of same. In fact, it appears the Storm drain was abandoned at some point as it’s been observed it did not actually exit the seawall as of our recent 2022 surveys and could not have been functioning. We agree however to rectifying this and restore its proper function.

As further background, we had spent over 6 months in permitting with the City of Fort Lauderdale (Master Permit #BLD-RNC-22090042) and were down to but two (2) small remaining comments in January 2023 (since remedied), when it was noticed in one of the reviews that this easement existed directly under the proposed building envelope.

This easement can be seen in the title report and Broward County Official records, Deed Book 580, Page 377-78.

We are proposing to relocate the current easement, with the approval of the neighboring Owner, to split the required 10’ easement (5’ on each property) and install a new storm water drain to current standards.

We have provided a proposed site plan to help visualize the situation. We have started the process for Vacation of Easement following requirements of Section 47-24.7 A.4

We would welcome a meeting at your offices to discuss further our options. Thank you in advance for your consideration and review.

Respectfully

A handwritten signature in black ink, appearing to read 'Robert Cummings', with a stylized, cursive script.

Robert Cummings, President CM Land Development LLC

Partner & Owner rep of 600 Solar LLC

ADEQUACY REQUIREMENTS NARRATIVE

Referenced Property: 600 Solar Isle Dr. Fort Lauderdale

Vacation of 6' Drainage Easement to be relocated.

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.
- 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: The proposed development of a SFR is same height as all structures surrounding it in this residential community. It is not anticipated to interfere with any of the City's communication network.

- 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: Property shall comply post completion with all local codes to comply with and maintain run off drainage of the property.

- 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: 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: There are NO fire hydrants or services located on this property.

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: This is a private residence and NOT a public property – 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: This is a private residence and NOT a public property – Not applicable

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: WE shall coordinate with the City of Fort Lauderdale the connections to water supply as the project is developed. Currently there is a Hose bib connection on the south end of the property which is nowhere near the proposed Easement to be vacated.

I. *Sanitary sewer.*

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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: We shall coordinate with the City of Fort Lauderdale the reconnection of Sewer once project nears completion but at present time Sewer line for City are in NO conflict with the proposed Vacation of Easement.

- J. *Public Schools.* For all development including residential units, the applicant shall be required to mitigate the impacts 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 a school capacity availability determination letter (SCAD) from Broward County Public Schools indicating that either the requirements of public school concurrency have been satisfied or that the application is exempt or vested pursuant to Section 47-38C.2 of the ULDR to the city prior to the issuance of a development permit.

RESPONSE: The project is a SFR, NOT a school. Not applicable.

- 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: We shall coordinate with the City of Fort Lauderdale the reconnection of Sewer once project nears completion but at present time Sewer line for City are in NO conflict with the proposed Vacation of 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: The project with comply with all local codes related to Storm Water run offs such they do not adversely affect adjacent properties or street.

- 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.

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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.
 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 (½) 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 (½) 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.

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- 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: This is a SFR, No effect on surrounding environment – NOT Applicable

- 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: It is NOT anticipated any additional ROW is required. There are also NO sidewalks on this street. NO anticipated change to current conditions.

- 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.
- 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 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.
- 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.
- 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: Acknowledged. Plans submitted to City take all of this into account and already approved within master permit set. (BLD-RNC-22090042)

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: current property is Vacant land so no wastewater issue. Post completion of SFR project we shall connect to the City of Fort Lauderdale waste/sewer system in compliance with all applicable codes. This is already planned for on our Master permit set approved this section (BLD-RNC-22090042)

- 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: This property has NOT been designated Historic and does NOT appear on the City of Fort Lauderdale Historic Resources Map which delineates historically and archaeologically significant lands at the local and national level.

- 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: Not applicable

(Ord. No. C-97-19, § 1(47-25.2), 6-18-97; Ord. No. C-98-72, § 1, 12-15-98; Ord. No. C-99-14, § 14, 3-16-99; Ord. No. C-99-15, § 11, 3-16-99; Ord. No. C-00-26, § 6, 6-6-00; Ord. No. C-03-23, § 2, 7-1-03 ; Ord. No. C-06-14, § 1, 6-20-06; Ord. No. C-06-36, § 2, 10-17-06; Ord. No. C-22-06 , § 1, 3-1-22)

Respectfully Submitted:



Robert Cummings
President, CM Land Development LLC
Partner, 600 Solar LLC



Carlos Lozano
Manager - OSP Planning
& Engineering Design

715 N Federal Hwy
Hollywood, FL 33020

T: 561-310-5185
CL448E@att.com

July 6, 2023

Melissa Osendi
Principal
Permits Done Right
2915 Biscayne BLVD #200-30
Miami, FL 33137

Subject:
Easement Vacation - 600 Solar Isle Dr

ATT does not object to your request for the vacation of:

THE NORTH 1/2 OF LOT-29, LOT-30 AND THE SOUTH 20 FEET OF LOT-31, BLOCK 3 OF FORT LAUDERDALE RIPARIAN COMPANY'S SUBDIVISION OF RIVIERA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

The south six feet (S6') of lot thirty-one (31) block 3 (3) of Riviera, according to the plat thereof recorded in plat book 6, page 7 of the public records of Broward County, Florida.

Easement instrument recorded in Deed Book 580, Page 377, Public Records of Broward County, Florida.

AT&T does not have any utilities or infrastructure within the easement.

Should you have any questions, please contact me at 561-310-5185.

Sincerely,

Carlos Lozano
Manager - OSP Planning &
Engineering Design



**Engineering – Design Department
6565 Nova Drive. Davie, FL 33317**

July 5th, 2023

Ms. Melissa Osendi
600 Solar Isle Drive
Fort Lauderdale, FL 33301.

**RE: Comcast Letter of No Objection vacating the 6’
Storm Water easement from the South edge to the
North edge of lot 31.**

Dear Ms. Melissa Osendi,

This letter shall serve as notice of “No Objection” request for vacating the 6’ storm water easement from the south edge to the north edge of lot 31. Easement instrument recorded in Deed Book 580, Page 377, Public Records of Broward County, Florida.

-  No Objection to the replat.
-  No Objection to vacating the easement.

Should you need any further information, please do not hesitate to contact me.

Sincerely,

COMCAST.

**Ricardo Davidson
Construction Supervisor**

Cc: Jose Martinez / Comcast Area Construction Coordinator
Broward County File



12/21/23

Easy Permits
2915 Biscayne Blvd #200-30
Miami, FL 33137

Re: 600 Solar Isle Dr, Fort Lauderdale FL 33301

Thank you for contacting FPL about a letter of no objection as it pertains to the utility easement. FPL has no objection to this and recommends easily removable sections at the access area(s). If access to the easement is necessary for any utility work, the homeowner is responsible for the removal and re-installation.

Prior to any digging you must contact Sunshine State One Call of Florida. Contact them either by telephone toll free at 1-800-432-4770 or by e-mail at www.callsunshine.com, forty-eight hours in advance of construction. Sunshine State One Call of Florida will schedule a locator to perform the necessary locates for you at no cost.

If I can be of any further assistance, please contact me at 954-717-3154.

Sincerely,

Alonzo Russell
Distribution Engineer



August 22, 2023

To: Melissa Osendi
Easy Permits

RE: Vacate of 6' storm water easement from the south edge to the north edge of lot 31

600 Solar Isle Dr

Ft. Lauderdale, FL 33301

Easement Legal Description: The south six feet (S6') of lot thirty-one (31) block 3 (3) of Riviera, according to the plat thereof recorded in plat book 6, page 7 of the public records of Broward County, Florida

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. TECO-PGS does not have any active facilities in this specified area.

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

Sincerely,

Teresa P Schur

Teresa P. Schur
Lead Admin Specialist, Construction
TECO Peoples Gas, Central Territory
600 W Robinson Street
Orlando, FL 32801
407-717-2599



November 9, 2023

Bobby Cummings
CM Land Development LLC

Subject: **No Objection Letter for the 6' Drainage Easement Vacation located at 600 Solar Isle, Fort Lauderdale, FL (UDP-EV23005)**

Dear Bobby Cummings,

The City of Fort Lauderdale's Public Works Department (PW) has reviewed the request for vacating the 6' Drainage Easement located at 600 Solar Isle, per the plans provided by CM Land Development LLC. The City has no objection to this request provided the following conditions are met prior to DRC approval:

- 1.) A new 10' Exclusive Drainage Easement shall be granted over the new 15" outfall pipe as shown in the provided plans.
- 2.) There are to be no private utilities installed within the proposed Drainage Easement.
- 3.) Pipe material to be HP Storm Polypropylene or RCP.
- 4.) No trees are permitted within the proposed drainage easement.
- 5.) The new Ditch Bottom Inlet needs to be a minimum 42" square in order to accommodate a Tidal Valve.
- 6.) The new Ditch Bottom inlet requires a Wapro Tidal Valve on the outfall pipe side.
- 7.) The fence within the easement will require a temporary structure affidavit.

Should you have any questions or require any additional information, please contact me at (954) 828-6982.

Sincerely,

Roberto Betancourt, P.E.
Project Manager II

PUBLIC WORKS DEPARTMENT

100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV

