

Page 1: DRC Vacation / Agreements - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	City of Fort Lauderdale
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	100 North Andrews Avenue Fort Lauderdale, FL 33301
E-mail Address	asolomon@fortlauderdale.gov
Phone Number	954.828.6022
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	KEITH I Florentina Hutt
Applicant / Agent's Signature	
Address, City, State, Zip	301 E Atlantic Boulevard, Pompano Beach, FL 33060
E-mail Address	fhutt@keithteam.com
Phone Number	954.788.3400
Letter of Consent Submitted	yes

Development / Project Name	City of Fort Lauderdale Police Headquarters	
Development / Project Address	Existing: 1300 W Broward Blvd	New:
Legal Description	VALENTINES SUB B-29 D LOT 7 N 855 LESS RD LOT 8 N 900 LESS RD,& LOT 9 N 850 LESS RD & TOGETHER WITH BLKS 117,118 & LOT 5 TO 28 BLK 125 & VAC	
Tax ID Folio Numbers (For all parcels in development)	504209010070, 504209092510	
Request / Description of Project	Vacate utility easement.	
Applicable ULDR Sections	Section Sec. 47-24.7	
Total Estimated Cost of Project	\$ (Including land costs)	

Current Land Use Designation	Community Facilities, Commercial, Medium-High Residential
Current Zoning Designation	CF, RMM-25
Current Use of Property	Fort Lauderdale Police Headquarters

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

NOTE: Applicant must indicate if/how the following provisions are met:

1. All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relocation plan; and
2. The owner of the utility facilities must consent to the vacation; or
3. A utilities easement must be retained over the area or portion thereof; or
4. An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
5. Any combination of some and utilities maintenance are not disrupted



Owner Affidavit / Letter of Authorization

January 31, 2022

City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Broward County
One University Drive
Plantation, FL 33324

RE: Fort Lauderdale Police Headquarters
1300-1350 West Broward Boulevard
Fort Lauderdale, FL 33312
Folio: 504209010070

To Whom It May Concern:

I, Christopher Lagerbloom, am the authorized agent of **CITY OF FORT LAUDERDALE**, for the property located at 1300-1350 FORT LAUDERDALE, FL 33069, and described in the below legal description.

ALL OF BLOCKS 117 AND 118; AND 10 FOOT ALLEYS WITHIN SAID BLOCKS; AND THAT PORTION S.W. 2nd STREET LYING BETWEEN SAID BLOCKS; LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28, BLOCK 125; AND THAT PORTION OF A 10 FOOT ALLEY LYING SOUTH OF AND ADJACENT TO SAID LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24; AND SW 1st/ STREET LYING SOUTH OF SAID LOT 5 TO 14 INCLUSIVE; AND LESS RIGHT-OF-WAY FOR WEST BROWARD BOULEVARD, WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH: THE NORTH 855.00 FEET OF LOT 7, THE NORTH 900.00 FEET OF LOT 8; AND THE NORTH 850.00 FEET OF LOT 9; ALL LESS RIGHT-OF-WAY FOR WEST BROWARD BOULEVARD, VALENTINES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ALL BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 117; THENCE SOUTH 89°56'00" WEST, ON THE SOUTH LINE OF SAID BLOCK 117, A DISTANCE OF 350.80 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 9, VALENTINES SUBDIVISION; THENCE NORTH 00°00'00" EAST, ON SAID EAST LINE, A DISTANCE OF 10.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 850.00 FEET OF SAID LOT 9; THENCE SOUTH 89°56'00" WEST, ON SAID SOUTH LINE, A DISTANCE OF 209.00 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 7, VALENTINES SUBDIVISION; THENCE SOUTH 00°00'00" EAST, ON SAID EAST LINE, A DISTANCE OF 50.00 FEET; TO A POINT ON THE SOUTH LINE OF THE NORTH 900.00 FEET OF SAID LOT 8; THENCE SOUTH 89°56'00" WEST, A DISTANCE OF 209.00 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 7, VALENTINES SUBDIVISION; THENCE NORTH 00°00'00" EAST, ON SAID EAST LINE, A DISTANCE OF 45.00 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH 855.00 FEET OF SAID LOT 7, VALENTINES SUBDIVISION; THENCE SOUTH 89°56'00" WEST, ON SAID SOUTH LINE, A DISTANCE OF 188.25 FEET, TO A POINT ON A LINE 20.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 7; THENCE NORTH 00°10'00" WEST, ON SAID PARALLEL LINE, A DISTANCE OF 795.91 FEET; THENCE NORTH 89°50'00" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 44°54'07" EAST, A DISTANCE OF 35.40 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD; THENCE EASTERLY ON SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES AND DISTANCES; THENCE NORTH 89°58'13" EAST, A DISTANCE OF 151.08 FEET, TO A POINT OF CURVE; THENCE EASTERLY THROUGH SOUTHERLY ON A CURVE TO THE RIGHT, WITH A RADIUS OF 9.50 FEET, A CENTRAL ANGLE OF 90°01'47", AN ARC DISTANCE OF 14.93 FEET, TO A POINT OF TANGENCY, AND A POINT ON THE EAST LINE OF LOT 7, VALENTINES SUBDIVISION; THENCE SOUTH 00°00'00" EAST, ON SAID EAST LINE, A DISTANCE OF 4.50 FEET; THENCE NORTH 89°58'13" EAST, A DISTANCE OF 45.53 FEET; THENCE NORTH 00°01'47" WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°58'13" EAST, A DISTANCE OF 60.00 FEET, TO POINT OF CURVE; THENCE EASTERLY ON A CURVE TO THE LEFT, WITH A RADIUS OF 107.00 FEET, A CENTRAL ANGLE OF 19°05'28", AN ARC DISTANCE OF 35.65 FEET, TO A POINT OF REVERSE CURVE; THENCE EASTERLY ON A CURVE TO THE RIGHT, WITH A RADIUS OF 93.00 FEET, A CENTRAL ANGLE OF 19°05'28", AN ARC DISTANCE OF 30.99, TO A POINT OF TANGENCY; THENCE NORTH 89°58'13" EAST, A DISTANCE OF 597.14 FEET, TO THE TERMINATION OF SAID NINE (9) COURSES AND DISTANCES AND TO A POINT ON THE EAST LINE OF SAID BLOCK 125; THENCE SOUTH 00°03'00" EAST, ON SAID EAST LINE, A DISTANCE OF 100.37 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 125, THENCE SOUTH 89°56'00" WEST, ON THE SOUTH LINE OF SAID LOTS 28, 27, 26 AND 25, BLOCK 125, A DISTANCE OF 100.00 FEET, TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4, BLOCK 125; THENCE SOUTH 00°03'00" EAST, ON SAID NORTHERLY EXTENSION, THE WEST LINE AND SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 165.02 FEET, TO THE NORTHWEST CORNER OF LOT 25, BLOCK 118; THENCE NORTH 89°56'00" EAST, ON THE NORTH LINE OF LOTS


25, 26, 27 AND 28, BLOCK 118, A DISTANCE OF 100.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 00°03'00" EAST, ON THE EAST LINE OF SAID BLOCK 118, SOUTHERLY EXTENSION THEREOF AND ON THE EAST LINE OF SAID BLOCK 117, A DISTANCE OF 560.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 777,600 SQUARE FEET OR 17.8512 ACRES MORE OR LESS.

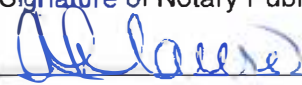
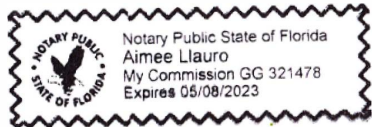
We hereby authorize **AECOM** and **KEITH** to act on our behalf to submit all necessary applications for entitlement and development related issues.

Signature of owner/agent

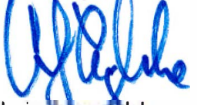
Print Name



Christopher Lagerbloom

Sworn and subscribed to before me this <u>31</u> day of <u>January</u> , 2 <u>022</u>	
Personally Known <input checked="" type="checkbox"/>	OR Produced Identification _____
Type of Identification Produced _____	
Signature of Notary Public	
 _____	
<u>Aimee Llauro</u> Print Name	

Sincerely,


Chris Lagerbloom, ICMA-CM
City Manager



May 12, 2022

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

RE: **Easement Vacation Application
Fort Lauderdale Police Headquarters
1300-1350 West Broward Boulevard
KEITH #11112.00**

Dear Mr. Fajardo,

On behalf of the property owners, KEITH is processing an approval request for the vacation of an easement located within A PORTION OF THAT CERTAIN 10' RIGHT OF WAY FOR AN ALLEY LYING BETWEEN LOTS 5 THROUGH 24, INCLUSIVE, BLOCK 125, SUBDIVISION OF WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

The objective of the project is for the development of a new police headquarters building, parking garage, shooting range, and site development on 8.94 acres of land on the east side of the existing police headquarters property at 1300-1350 West Broward Boulevard. The proposed future improvements conflict with the utility easement, which prompts the applicant’s vacation request to allow for effective development of the site. The easement to be vacated can be further described by the Sketch and Legal Description included with this submittal.

The proposed site plan and anticipated changes are to be designed to accommodate adequate utility and automobile accessibility without the need to preserve the existing utility easement. The proposed development and request to vacate the utility easement follow the regulations set forth in Section 47-24.7. - Vacation of easement of the City’s Unified Land Development Regulations (ULDR).

Section 47-24.7 – Criteria for Vacation of Easement

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

Response: The utility easement will be relocated to serve the Fort Lauderdale Police Headquarters at a different location. The easement was not used for public purpose and the relocation will continue to serve the Police Station facility.

- 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.

www.KEITHteam.com

Response: All utilities located within the easement will be relocated pursuant to a relocation plan and an easement at a different location will be provided by the owner to the satisfaction of the city

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

Respectfully Submitted,

A handwritten signature in blue ink that reads "Florentina Hutt". The signature is written in a cursive style with a prominent initial "F".

Florentina Hutt, AICP
Senior Planner

