



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) <ul style="list-style-type: none"> New nonresidential less than 5,000 square feet Change of use (same 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) 	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <ul style="list-style-type: none"> 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%) 	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <ul style="list-style-type: none"> 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 	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <ul style="list-style-type: none"> Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only (review not required by PZB) Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing	<input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none"> Appeal decision by approving body De Novo hearing items 	<input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none"> Road closures Construction staging plan Revocable licenses
COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	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	City of Fort Lauderdale	Authorized Agent	Marc Isaac
Address	701 S. ANDREWS AVENUE	Address	701 S. ANDREWS AVENUE
City, State, Zip	FORT LAUDERDALE, FL 33316	City, State, Zip	FORT LAUDERDALE, FL 33316
Phone	X5230	Phone	X5230
Email	MIsaac@fortlauderdale.gov	Email	MIsaac@fortlauderdale.gov
Proof of Ownership	Tax Record	Authorization Letter	Letter Attached
Applicant Signature:	Marc Isaac <small>Digitally signed by Marc Isaac Date: 2024.08.06 09:39:39 -04'00'</small>	Agent Signature:	Marc Isaac <small>Digitally signed by Marc Isaac Date: 2024.08.06 09:39:57 -04'00'</small>

C PARCEL INFORMATION

Address/General Location	2750 NW 19th Street
Folio Number(s)	4942 32 12 0010, 0130, 0140
Legal Description (Brief)	SEE TAX RECORDS
City Commission District	3
Civic Association	LAKE AIRE PALM VIEW HOA

D LAND USE INFORMATION

Existing Use	PARK
Land Use	PARK
Zoning	P
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	N/A
Proposed Zoning	N/A

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

Project Name	BASS PARK UTILITY EASEMENT VACATION							
Project Description (Describe in detail)	VACATION OF EXISTING PLATTED UTILITY EASEMENT							
Estimated Project Cost	<small>(Estimated total project cost including land costs for all new development applications only)</small>							
Affordable Housing	\$	30%	50%	60%	80%	100%	120%	140%
Number of Units								



Waterway Use	No																
Flex Units Request	No																
Commercial Flex Acreage	No																
Residential Uses																	
Single Family																	
Townhouses																	
Multifamily																	
Cluster/Zero Lot Line																	
Other																	
Total (dwelling units)																	
Unit Mix (dwelling units)	<table border="1"> <tr><td>Studio or Efficiency</td><td></td><td></td><td></td></tr> <tr><td>1 - Bedroom</td><td></td><td></td><td></td></tr> <tr><td>2 - Bedroom</td><td></td><td></td><td></td></tr> <tr><td>3 + Bedroom</td><td></td><td></td><td></td></tr> </table>	Studio or Efficiency				1 - Bedroom				2 - Bedroom				3 + Bedroom			
Studio or Efficiency																	
1 - Bedroom																	
2 - Bedroom																	
3 + Bedroom																	

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)	N/A	N/A	
Lot Density (Units/acres)	N/A	N/A	
Lot Width	N/A	N/A	
Building Height (Feet)	N/A	N/A	
Structure Length	N/A	N/A	
Floor Area Ratio (F.A.R)	N/A	N/A	
Lot Coverage	N/A	N/A	
Open Space	N/A	N/A	
Landscape Area	N/A	N/A	
Parking Spaces	N/A	N/A	
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []	N/A	N/A	
Side []	N/A	N/A	
Corner / Side []	N/A	N/A	
Rear []	N/A	N/A	
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street []			
Sides / Secondary Street []			
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 (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
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 Date		30 Days from Meeting (Provide Date)		
Expiration Date (Permit Submittal Deadline)		Requested Date		60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		



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

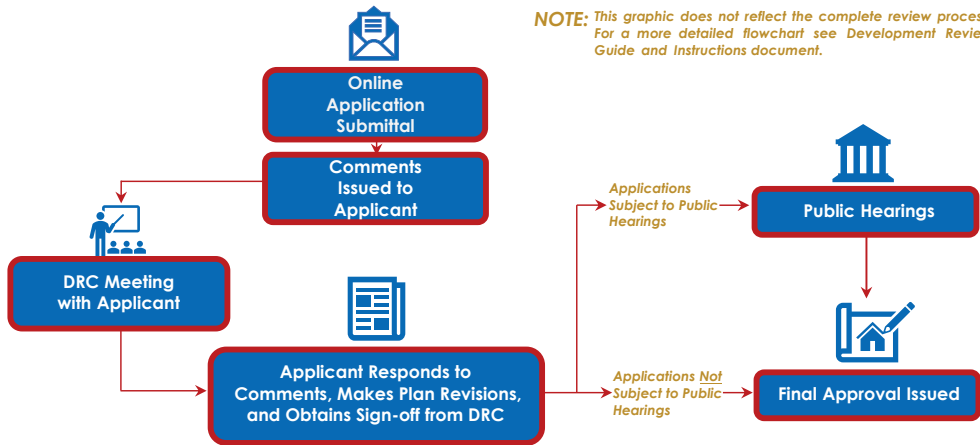
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- 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 David Goodrum at 954-828-5976 or DDGoodrum@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



Bass Park – Utility Easement Vacation

2750 NW 19th Street,
Fort Lauderdale, Florida 33311
City Project No: P12644
Submittal Date: 7.18.2024

Project Narrative

The applicant, the City of Fort Lauderdale is requesting to vacate a portion of an existing platted utility easement which falls within the Bass Park property located at 2750 NW 19th Street. A large portion of the original easement was already vacated by City Resolution Nos. 9987 and 75-312. The applicant wishes to vacate the remaining 1,401 SF portion, as the easement no longer serves its original purpose, and will conflict with the proposed improvements associated with the site plan application, DRC Case No. UDP-S22057.

The specific limits of the utility easement to be vacated are as follows:

THE SOUTH 5.00 FEET LESS THE WEST 5.00 FEET AND THE WEST 5.00 FEET OF THE SOUTH 12.55 FEET OF LOT 15, THE WEST 5.00 FEET OF LOT 11, THE EAST 5.00 FEET OF LOT 12 AND THE EAST 5.00 FEET OF THE SOUTH 36.28 FEET OF LOT 13, ALL OF BLOCK 1, "LAUDERDALE MANOR HOMESITES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS LYING AND SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 1,401 SQUARE FEET MORE OR LESS.

Sec. 47-24.7. Vacation of easement.

4. Criteria. An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:
 - a. The easement is no longer needed for public purposes.

APPLICANT RESPONSE: The applicant has obtained letters of no objection from all known utility providers in the area. Including Comcast, TECO, AT&T, FPL & Public Works. The only existing utilities present within the easement is an aerial FPL service line, which



terminates within the park itself. Discussions to remove the existing facilities are ongoing and will be completed prior to all other proposed park improvements.

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.

APPLICANT RESPONSE: All existing utilities will be removed/relocated. The applicant has already had multiple meetings and discussions with FPL are ongoing to obtain a relocation plan and determine the timing.

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.

APPLICANT RESPONSE: N/A

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.

APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as applicable.

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(l), 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.

APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as applicable.

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.

APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as applicable.

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.

APPLICANT RESPONSE: N/A

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.



APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as 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.

APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as applicable.

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.

APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as applicable.

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.

APPLICANT RESPONSE: N/A

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.

APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as applicable.

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.

APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as applicable.

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.

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 ($\frac{1}{2}$) 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 ($\frac{1}{2}$) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in 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.
- 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.
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.
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.

APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as applicable.

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.

APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as applicable.

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.



APPLICANT RESPONSE: The associated site plan application, DRC Case No. UDP-S22057 will comply as 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.

APPLICANT RESPONSE: N/A

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.

APPLICANT RESPONSE: N/A

Respectfully,

Marc Isaac,
Project Manager
Parks and Recreation



Parks and Recreation Department
701 S. Andrews Ave, Fort Lauderdale, FL 33316
Telephone: (954) 828-PARK (7275) Fax: (954) 828-5650
parks.fortlauderdale.gov



November 9, 2022

To: Marc Isaac-Project Manager II
City of Ft. Lauderdale-Parks & Recreation

RE: Vacate of Easement
Bass Park
2750 NW 19th St.
Ft. Lauderdale, FL 33311

From: TECO Peoples Gas

To: Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company regarding the vacate of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area. Furthermore, TECO-PGS has no objection to construction of buildings, structures, and other improvements within all or any portion of the easement.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Domning". The signature is fluid and cursive, written over a white background.

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



June 13, 2024

Marc Isaac
City of Fort Lauderdale Parks and Recreation
701 S Andrews Ave
Fort Lauderdale, FL 33316

Re: Letter of NO OBJECTION to release 10' Utility Easement (BLOCK 1 Per P.B. 34, PG. 21) located on 2750-2770 NW 19th ST, Fort Lauderdale FL, 33311

Dear Marc Isaac:

This is to advise you that FPL has no objection to the plans you submitted for the above-mentioned project, with the applicant knowledge and agreement to the following stipulations:

- FPL reserves the right to engineer / design to its construction standards within the Utility Easement.
- It is understood that the service will be furnished in accordance with applicable rates, rules and regulations.
- It should be noted that any of FPL facilities that may need to be relocated will be done at the customer expense.

Should you have any questions, please call me at (954) 717-1434.

Sincerely,

Geordy Rivera
Project Manager



AT&T Florida
5395 NE 14th. Ave.
Fort Lauderdale, FL. 33334
Nb9900@att.com

Cell: 561-310-4623

12/15/2022

Marc Isaac

RE: 2750 NW 19th St, Fort Lauderdale FL 33301

Marc,

According to our records, AT&T has no existing facilities on the Parcel highlighted below, only inside the ROW line. AT&T agrees to vacate the easement portion highlighted.

Easement to be vacated: 10' Utility Easement (Plat Book 34, Page 21, Broward County Public Records)

If you require additional information, please contact me at 561-310-4623.

Sincerely,

Nelson Benitez
AT&T Florida
Manager Outside Plant Planning & Design
(561) 310-4623
Nb9900@att.com



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

November 15, 2022

**Mr. Marc Isaac,
Fort Lauderdale, Florida 33309**

**RE: Comcast Letter of No Objection Request for
Vacation of Existing Utility Easement - 2750 NW
19th Street, Fort Lauderdale FL 33301.**

Dear Mr. Marc Isaac,

This letter shall serve as notice of “No Objection” request to vacation of existing utility easement at 2750 NW 19th Street, Fort Lauderdale FL 33301.

Please be advised... After reviewing the provided documents relevant to the above-mentioned property. Comcast has “No-Objection” to vacation of existing utility easement at 2750 NW 19th St, Fort Lauderdale FL 33301.

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

Sincerely,

COMCAST.

**Ricardo Davidson
Construction Supervisor**

Cc: Richard Sees / Comcast Area Construction Coordinator
Fort Lauderdale File