

RESOLUTION NO. 22-80

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, VACATING PORTIONS OF THAT CERTAIN PARKING EASEMENT BEING A PORTION OF PARCEL "A", "CROCKER TOWER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 1 AND RECORDED IN OFFICIAL RECORDS BOOK 37116, PAGE 843, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF SOUTHEAST 2ND STREET, SOUTH OF EAST BROWARD BOULEVARD, EAST OF SOUTHEAST 3RD AVENUE AND WEST OF SOUTH FEDERAL HIGHWAY (US 1), ALL SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, under the provisions of Section 47-24.7 of the City of Fort Lauderdale, Florida Unified Land Development Regulations (hereinafter "ULDR"), MQMF Las Olas Owner, LLC, applied to vacate a portion of a parking easement (Case No. UDP-EV21011) more fully described in SECTION 2 below, located at 419 Southeast 2nd Street, Fort Lauderdale, Florida; and

WHEREAS, pursuant to the provisions of the aforementioned Section 47-24.7 of the ULDR, all utilities known to have an interest have been notified and have no objection to the vacation of the easement; and

WHEREAS, the City Engineer has certified that there is no objection to the vacation; and

WHEREAS, the Department of Sustainable Development has made the required reports and has also recommended the vacation of the easement, certifying that the same will not be required to serve the property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. The City Commission finds that the application for vacation of easement meets the criteria of Section 47-24.7 of the ULDR as enunciated and memorialized in the minutes of its meeting of April 19, 2022, a portion of those findings expressly listed as follows:

The subject easement was granted by the City solely for public parking spaces. The City thereafter approved relocation of the public parking spaces resulting in the easement no longer being needed for public purposes.

SECTION 2. That the below described portion of the easement is hereby vacated and shall no longer constitute a portion of the parking easement.

A PORTION OF THAT CERTAIN PARKING EASEMENT BEING A PORTION OF PARCEL "A", "CROCKER TOWER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 1 AND RECORDED IN OFFICIAL RECORDS BOOK 37116, PAGE 843, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

More particularly described in Exhibit "A" attached.

Location: North of Southeast 2nd Street, south of East Broward Boulevard, east of Southeast 3rd Avenue and west of South Federal Highway (US 1)

SECTION 3. That a copy of this Resolution shall be recorded in the Public Records of Broward County within 30 days from the date of final passage.

SECTION 4. Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 5. This approval is conditioned upon the applicant obtaining all other applicable state or federal permits before commencement of the development.

SECTION 6. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.


SECTION 7. That if any clause, section, or other part of this resolution shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this resolution shall not be affected thereby, but shall remain in full force and effect.

ADOPTED this 19th day of April, 2022.



Mayor
DEAN J. TRANTALIS

ATTEST:



City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM:



City Attorney
ALAIN E. BOILEAU

Dean J. Trantalis Yea

Heather Moraitis Yea

Steven Glassman Yea

Robert L. McKenzie Yea

Ben Sorensen Not Present



LEGEND



Subject Site

UDP-EV21011 - 419 SE 2 St - Easement Vacation



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 11, 2022

PROPERTY OWNER: MQMF Las Olas Owner, LLC.

APPLICANT/AGENT: Andrew Schein, Lochrie & Chakas, P.A.

CASE NUMBER: UDP-EV21011

REQUEST: Vacation of Easement: Termination of a Parking Easement

LOCATION: 419 SE 2nd Street

ZONING: Regional Activity Center - City Center (RAC-CC)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Yvonne Redding

Case Number: UDP-EV21011

CASE COMMENTS:

Please provide a written response to each of the following comments:

1. Provide a PDF copy of the previously vacated portion of SE 5th Ave Right-of-Way (as referenced in the Narrative), adjacent to the 419 SE 2nd St property that is being developed.
2. Since property surveys typically should not be older than 6 months, please provide a survey more current than the Boundary Survey for this property updated March 2017 (which is the most current PDF I was able to locate from previous DRC Case #R17044 Site Plan review).
 - a. Per O.R.B. 37116, PG 843 BCR (Easement Deed for Public Parking), it appears that most of the Access Easement is located within the adjacent 'Summit Las Olas' property (i.e. eastern portion of Crocker Tower Parcel "A"), but a portion is located within the 'EDEN Las Olas' property (i.e. western portion of Crocker Tower Parcel "A"). Please discuss if and how consent from both property owners was previously provided when the Access Easement was originally recorded, and if consent from both property owners is now required for the proposed partial easement vacation area.
3. Submit a stamped copy of the surveyor's sketch and legal description to the City Surveyor for his review and approval of the Easement to be considered for vacation. The approved surveyor's sketch shall then be routed to the Land Development Manager or designee for signoff, prior to submittal to the case planner for final authorization to present this item to the City Commission.
4. Please be advised that the vacating resolution shall not be in full force and effect until an Engineer's Certificate is executed by the City Engineer or designee.
 - a. The Engineer's Certificate shall be executed by the proper authorities and recorded in the public records of Broward County.
 - b. A copy of the recorded certificate is to be provided to the City upon recordation.
5. Additional comments may be forthcoming at the meeting.

Case Number: UDP-EV21011

CASE COMMENTS:

No Comments.

Case Number: UDP-EV21011

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300)' of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City's website).
2. The proposed project requires review and approval by the City Commission. A separate application and fee are required for City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27). The City Clerk's office requires 48-hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on CD or flash to the City Clerk. Please contact the project planner for more information (954-828-5193).
3. Discuss with staff the location of the relocated parking spaces and their proximity to the spaces being vacated.
4. Signoffs from the City Surveyor and the Urban Design Engineer will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.
5. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final Development Review Committee ("DRC"):

6. The following easement documents must be reviewed and approved by City Staff prior to final approval:
 - Attorney's Opinion of Title
 - Easement Deed
 - Survey, Sketch and Legal Description
 - Joinder, Consent, and Partial Release by Mortgagee/Lien Holder

The instructions and templates for these documents may be found at <https://www.fortlauderdale.gov/departments/sustainable-development/building-services/engineering-forms-and-info> listed under the topic "Dedicated Public Rights of Way and Easements." Please submit these documents electronically to Caroline Yeakel at CYeakel@fortlauderdale.gov.

7. Be advised that pursuant to State Statute, Section 166.033, states that development permits which require a quasi-judicial or public hearing decision must be complete within 180 days unless an extension of time is mutually agreed upon between the City and the applicant.
8. An additional follow-up coordination meeting may be required to review project changes necessitated by the Development Review Committee comments. Prior to routing your plans for Final Development Review Committee sign-off, please schedule an appointment with the project planner Yvonne Redding (Email: YRedding@fortlauderdale.gov, Phone: 954-828-6495 or) to review project revisions and/or to obtain a signature routing stamp.
9. Additional comments may be forthcoming at the Development Review Committee meeting.



LEGEND



Subject Site

UDP-EV21011 - 419 SE 2 St - Easement Vacation



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 11, 2022

PROPERTY OWNER: MQMF Las Olas Owner, LLC.

APPLICANT/AGENT: Andrew Schein, Lochrie & Chakas, P.A.

CASE NUMBER: UDP-EV21011

REQUEST: Vacation of Easement: Termination of a Parking Easement

LOCATION: 419 SE 2nd Street

ZONING: Regional Activity Center - City Center (RAC-CC)

LAND USE: Downtown Regional Activity Center

CASE PLANNER: Yvonne Redding

CASE COMMENTS:

Please provide a written response to each of the following comments:

1. Provide a PDF copy of the previously vacated portion of SE 5th Ave Right-of-Way (as referenced in the Narrative), adjacent to the 419 SE 2nd St property that is being developed.

RESPONSE: The Property was originally included on the "Town of Fort Lauderdale" plat, recorded in Plat Book "B", Page 40 of the public records of Miami-Dade County. The Town of Fort Lauderdale plat was recorded circa 1896. The Property was replatted in 1915 pursuant to the Stranahan's Subdivision plat, recorded in Plat Book 3, Page 187 of the public records of Miami-Dade County, Florida. The Stranahan's Subdivision plat (and subsequently the Crocker Tower plat that the Property is included on today) does not include any right-of-way between the project's location and the Camden Apartments, therefore it is presumed that if there was existing City right-of-way at this location, it was vacated by plat.

2. Since property surveys typically should not be older than 6 months, please provide a survey more current than the Boundary Survey for this property updated March 2017 (which is the most current PDF I was able to locate from previous DRC Case #R17044 Site Plan review).

RESPONSE: This resubmission includes an as-built survey updated as of December 22, 2021.

- a. Per O.R.B. 37116, PG 843 BCR (Easement Deed for Public Parking), it appears that most of the Access Easement is located within the adjacent 'Summit Las Olas' property (i.e. eastern portion of Crocker Tower Parcel "A"), but a portion is located within the 'EDEN Las Olas' property (i.e. western portion of Crocker Tower Parcel "A"). Please discuss if and how consent from both property owners was previously provided when the Access Easement was originally recorded, and if consent from both property owners is now required for the proposed partial easement vacation area.

RESPONSE: The parking spaces on the east side of the driveway (adjacent to the Camden Apartments) will remain. This request is for a partial easement vacation only on the property owned by MQMF Las Olas Owner LLC, which does not require the consent of any other property owners.

3. Submit a stamped copy of the surveyor's sketch and legal description to the City Surveyor for his review and approval of the Easement to be considered for vacation. The approved surveyor's sketch shall then be routed to the Land Development Manager or designee for signoff, prior to submittal to the case planner for final authorization to present this item to the City Commission.

RESPONSE: Applicant submitted a hard-copy signed and sealed sketch and legal description to the Department.

4. Please be advised that the vacating resolution shall not be in full force and effect until an Engineer's Certificate is executed by the City Engineer or designee.
 - a. The Engineer's Certificate shall be executed by the proper authorities and recorded in the public records of Broward County.
 - b. A copy of the recorded certificate is to be provided to the City upon recordation.

RESPONSE: Due to the nature of this easement vacation request, an Engineer's Certificate is not required. This request is only to vacate a parking easement, not a utility easement.

Case Number: UDP-EV21011

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact all neighborhood associations located within three hundred feet (300)' of the development site, to advise of this proposal (a map and listing of all neighborhood associations are listed on the City's website).

RESPONSE: Acknowledged.

2. The proposed project requires review and approval by the City Commission. A separate application and fee are required for City Commission review. The applicant is responsible for all public notice requirements (See Unified Land Development Regulations Sec. 47-27). The City Clerk's office requires 48- hour notice prior to a Commission meeting if a computer presentation is planned (i.e. PowerPoint presentation). The presentation shall be provided on CD or flash to the City Clerk. Please contact the project planner for more information (954-828-5193).

RESPONSE: Acknowledged.

3. Discuss with staff the location of the relocated parking spaces and their proximity to the spaces being vacated.

RESPONSE: The parking spaces were relocated to the southwest corner of SE 15th Avenue and SE 16th Street pursuant to coordination with Jeff Davis (Parking Manager) and Benjamin Restrepo. The parking relocation plan and the correspondence with TAM staff is included in this submission.

4. Signoffs from the City Surveyor and the Urban Design Engineer will be required prior to City Commission submittal. The signoff for the City Surveyor will be routed by Engineering Staff.

RESPONSE: Acknowledged.

5. The resolution approving the vacation of easement shall be recorded in the public records of Broward County within (30) days after adoption.

RESPONSE: Acknowledged.



UDP-EV21011 - 419 SE 2 St - Easement Vacation





SUSTAINABLE DEVELOPMENT – URBAN DESIGN PLANNING RIGHT-OF-WAY/EASEMENT APPLICATION

Rev: 2 | Revision Date: 10/01/2020 | I.D. Number: ROWEA

DEVELOPMENT REVIEW COMMITTEE (DRC) Right-of-way / Easement Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Other Property & Right-of-Way related items for discussion

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

Other Property & Right-of-Way related items for discussion: the application and submittal requirements are attached on the last page of this application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, license, encroachment, water and sanitary sewer agreements, shall be preceded by the execution and filing of the following application form and the payment with said application fee of \$100.00, (Ordinance No. C-84-65), which shall be nonrefundable. This application must be presented and the fee paid before agreement is prepared or considered. If publication is necessary, applicant agrees to pay the cost of such publication

| | | |
|-------------------------------------|------------------------------------------------------------|------------------|
| <input checked="" type="checkbox"/> | Easement Vacation | \$ 1,600.00 |
| <input type="checkbox"/> | Right-of-Way Vacation | \$ 1,600.00 |
| <input type="checkbox"/> | Development Agreements with the City * | \$ 150.00 / Hour |
| <input type="checkbox"/> | Other Property & Right-of-Way related items for discussion | \$ 150.00/Hour |

* Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, revocable license, encroachment, water and sanitary sewer agreements)



Page 1 of 4

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.

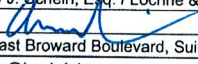
NOTE: To be filled out by Department

| | |
|----------------------------|--|
| Case Number | |
| Date of complete submittal | |

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

| | |
|----------------------------|-------------------------------------------------------------------------------------------------|
| Property Owner's Name | MQMF LAS OLAS OWNER LLC |
| 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 | |
| E-mail Address | |
| Phone Number | |
| Proof of Ownership | <input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record |

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

| | |
|-------------------------------|-----------------------------------------------------------------------------------|
| Applicant / Agent's Name | Andrew J. Schein, Esq. / Lochrie & Chakas, P.A. |
| Applicant / Agent's Signature |  |
| Address, City, State, Zip | 1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301 |
| E-mail Address | ASchein@Lochrielaw.com |
| Phone Number | 954-617-8919 |
| Letter of Consent Submitted | Yes |

| | |
|----------------------------------------------------------|------------------------------------------------------------------------|
| Development / Project Name | EDEN Las Olas |
| Development / Project Address | Existing: 419 SE 2nd Street New: 419 SE 2nd Street |
| Legal Description | West 205.20 feet of Parcel A, CROCKER TOWER, Plat Book 142, Page 1 BCR |
| Tax ID Folio Numbers (For all parcels in development) | 5042101X0010 |
| Request / Description of Project | Partial Vacation of parking easement |
| Applicable ULDR Sections | |
| Total Estimated Cost of Project | \$ (Including land costs) |

| | |
|------------------------------|--------------------------------|
| Current Land Use Designation | DRAC |
| Current Zoning Designation | RAC-CC |
| Current Use of Property | Multifamily under construction |

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 same and utilities maintenance are not disrupted.
6. Applicants shall satisfactorily support vacation requests by addressing each point listed in Sections 47-24.6 and 47-24.7 of the city's Unified Land Development Regulations (ULDR) as applicable.

TECO, Peoples Gas
5101 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 453-0817, (954) 453-0804 fax

Florida Power and Light
Service Planning
3020 N.W. 19 St.
Fort Lauderdale, FL 33311
(954) 717-2057, (954) 717-2118 fax

BellSouth
8601 W. Sunrise Blvd., 2nd Floor
Plantation, FL 33322
(954) 476-2909

Comcast, Inc.
2501 SW 145 Ave, Suite 200
Miramar, FL 33027
(954) 534-7417, (954) 534-7083 fax

Updated: 10/01/2020



Page 2 of 4

Page 2: Required Documentation

INSTRUCTIONS: An application for a vacation of an easement, a right-of-way or other public place shall be reviewed in accordance with all applicable provisions of ULDR Sec. 47-24.6 Vacation of Rights-of-Way and/or Sec. 47-24.7 Vacation of Easement.

One (1) copy of the following documents:

- ☐ Completed application (all pages filled out as applicable)
- ☐ Proof of ownership (warranty deed or tax record), including corporation documents if applicable. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
- ☐ Property owners signature and/or agent letter signed by the property owner.
- ☐ Traffic study for projects that meet the trip threshold (see Sec. 47-24 or contact DRC Engineering Rep.)
- ☐ Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

The following number of Plans:

- ☐ One (1) original set, signed and sealed at 24" x 36"
- ☐ Six (6) copies sets, with plans at 11" x 17"
- ☐ One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- ☐ **Narrative** describing project specifics, to include: architectural style and important design elements, utilities affected and the plan to address them, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Cover sheet** including project name and table of contents.
- ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☐ **Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal. A current certified boundary survey (within last 6 months) is required for "agreements with City of Fort Lauderdale applications".
- ☐ **Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave.
- ☐ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☐ **Sketch and legal description** of easement or ROW proposed to be vacated (must be prepared by Engineer or Surveyor).

NOTES:

- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;

| Applicant's Affidavit | | Staff Intake Review | |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------------------------------------|--|
| I acknowledge that the Required Documentation and Technical Specifications of the application are met: | | For Urban Design & Planning Division use only: | |
| Print Name | Andrew Schell | Date | |
| Signature |  | Received By | |
| Date | 11/16/2021 | Tech. Specs Reviewed By | |
| | | Case No. | |

Updated: 10/01/2020

Page 3: Property & Right-of-Way related items for discussion

APPLICATION FORM

Legal name of applicant – (If corporation, names and titles of officers as well as exact name of corporation – if individuals doing business under a fictitious name, correct names of individuals (must be used). Not fictitious name:

NAME: _____ PHONE: _____

APPLICANTS ADDRESS: _____

IF UNAVAILABLE CONTACT: _____ RELATIONSHIP OR TITLE _____

ADDRESS: _____

ADDRESS AND LEGAL DESCRIPTION OF PREMISES OR AREA AFFECTED.

SITE ADDRESS: _____ ZONED: _____

LEGAL DESCRIPTION: _____

DISCUSSION ITEM: _____

APPLICANTS SIGNATURE & TITLE

NOTICE TO APPLICANT

1. Payment –\$100.00 application fee payable to the City of Fort Lauderdale.
2. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
3. Project Description – Briefly describe the proposed project, any items to explain the request and related property and/or right-of-way items.
4. Six (6) copies, size 11"x17" of Land Surveyor's sketch of plan delineating the area including legal description, property and/or right-of-way lines. Current certified boundary survey (within last 6 months).
5. Ground photos of the area and other material to depict the project.

Updated: 10/01/2020



Prepared by: Andrew J. Schein, Esq.
Project Name: EDEN Las Olas
Address: 419 SE 2nd Street (“Property”)
Request: Partial Vacation of Parking Easement, Recorded in Official Records Book 37116, Page 843 of the Public Records of Broward County, Florida

November 16, 2021

I. General Description of Request.

The Property is the location of the EDEN Las Olas project, approved under DRC Case No. R17044 (“Project”). On March 8, 2004, the then-owner of the Property granted an easement to the City to allow the City to install and meter five (5) on-street parallel parking spaces on the previously-vacated portion of SE 5th Avenue adjacent to the Property pursuant to that certain Easement Deed recorded in Official Records Book 37116, Page 843 of the Public Records of Broward County, Florida (“Easement”).

Section 4 of the Easement states:

“GRANTOR hereby reserves the right to relocate the Spaces to another location to accommodate future development, upon receiving GRANTEE’s approval of such alternate location.”

As previously stated, the Property was approved for a future development. On or around November of 2019, the City’s Transportation and Mobility department approved the relocation of the five (5) metered on-street parallel parking spaces to the southwest corner of SE 15th Avenue and SE 16th Street. A copy of the relocation plan and an email trail with Jeff Davis and Benjamin Restrepo are included in this submission.

Pursuant to the approved relocation and the language in the Easement, Applicant is requesting a partial vacation of the Easement to unencumber the portion of the Property that is subject to the Easement.

II. ULDR 47-24.7.A.4 – Criteria for vacation of easement.

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

RESPONSE: The Easement was solely for parking spaces and allowed the Grantee and their successors and assigns to relocate the spaces upon approval by the City. The City approved the relocation, and the parallel parking spaces no longer exist adjacent to the Property on SE 5th Avenue. Therefore, the Easement is no longer needed for public purposes.

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.

RESPONSE: N/A, the Easement was not a utility easement.

RETURN TO: Gunster Yankley & Stewart, P.A.
P.O. Box 14636
Fort Lauderdale, Florida 33302-4636
Attn: M. Raab

PREPARED BY ~~AND RETURN TO:~~
Sharon P. Miller, Asst. City Attorney
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Folio No. _____

EASEMENT DEED

THIS INDENTURE, is granted this 21st day of March, 2004, by:

SUMMIT PROPERTIES PARTNERSHIP, L.P., a Delaware limited partnership authorized to transact business in Florida as Summit Properties Partnership Limited, whose Post Office address is One Financial Plaza, Suite 1919, Fort Lauderdale, Florida 33394, hereinafter "GRANTOR",

to

CITY OF FORT LAUDERDALE, a municipal corporation existing under the laws of the State of Florida, whose Post Office address is P.O. Drawer 14250, Fort Lauderdale, Florida 33302-4250; Federal Tax I.D. No. 02-1234-00001-04-47, hereinafter "GRANTEE".

W I T N E S S E T H:

WHEREAS, Grantor is the owner and developer of Summit Las Olas, a residential development (the "Project") located between the 500 and 600 blocks of S.E. Second Street, in Fort Lauderdale, Florida, as further described on Exhibit "A" attached hereto (the "Property");

WHEREAS, the Project was approved by the City Commission of the City of Fort Lauderdale, and as a result of the loss of public parking spaces due to the Project, GRANTOR has agreed to provide nine (9) parking spaces on the Property for public parking use (hereinafter referred to as the "Spaces");

WHEREAS, the GRANTOR shall construct the original Spaces including, pavement and curbing, within a certain portion of the

Property (hereinafter referred to as the "Easement Property"), as further described on Exhibit "B" attached hereto and incorporated herein;

WHEREAS, GRANTOR shall maintain the pavement within the Easement Property; and

WHEREAS, the parties wish to provide for the terms of a non-exclusive easement over the Easement Property for public parking and to construct, maintain and repair the Easement Property.

That said GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said GRANTOR in hand paid by said GRANTEE, the receipt of which is acknowledged, incorporating the above recitals herein, has granted, bargained and conveyed to the said GRANTEE, its successors and assigns a non-exclusive easement for public parking, and the use of the Spaces and the right to provide service to maintain, repair and replace and have access to City facilities or infrastructure on the Easement Property as set forth herein, situated, lying and being in Fort Lauderdale, Broward County, Florida, as described on Exhibit "B" attached hereto and incorporated herein, subject to the following:

1. GRANTEE installing parking meters and signage and provide any required pavement markings for the Spaces within the Easement Property;
2. GRANTEE maintaining and repairing the parking meters, signage and striping on the pavement within the Easement Property; and
3. GRANTEE collecting the parking revenue from the meters and enforcing the meters' time limits.
4. GRANTOR hereby reserves the right to relocate the Spaces to another location to accommodate future development, upon receiving GRANTEE's approval of such alternate location.

*("GRANTOR" and "GRANTEE" are used for singular or plural, as context requires.)

TO HAVE AND TO HOLD the same unto the GRANTEE, its successors and assigns forever.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the GRANTOR has hereunto set GRANTOR's hand and seal the day and year first above written.

WITNESSES:

Heidi Davis Enapik
[Witness print/type name]
Danielle Delito-Hurley
[Witness print/type name]

SUMMIT PROPERTIES PARTNERSHIP L.P.,
a Delaware limited partnership,
authorized to transact business in
Florida as SUMMIT PROPERTIES
PARTNERSHIP LIMITED

By: SUMMIT PROPERTIES INC., its
General Partner

By: Wyatt T. Dixon III
Name: WYATT T. DIXON, III
Title: VICE PRESIDENT

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me this
8th day of March, 2004 by WYATT T. DIXON III, as
VICE PRES. of SUMMIT PROPERTIES INC., as General Partner of
SUMMIT PROPERTIES PARTNERSHIP, L.P., a Delaware limited
partnership, authorized to transact business in Florida as SUMMIT
PROPERTIES PARTNERSHIP LIMITED, for said corporation, who () is
personally known to me, or () has produced
as identification.

(SEAL)



Clayton Brown
Notary Public, State of _____
Signature of Notary taking
Acknowledgment)

Clayton Brown
Name of Notary Typed,
Printed or Stamped

My Commission Expires:

230432.7

Exhibit "A"

LAND DESCRIPTION

UNITY OF TITLE

SUMMIT LAS OLAS

A PORTION OF PARCEL "A", CROCKER TOWER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ALL OF PARCEL "A", HALLCREST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID HALLCREST PLAT;

THENCE SOUTH 00°29'20" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY (US NO. 1) AND THE EAST LINE OF SAID HALLCREST PLAT, 299.77 FEET;

THENCE SOUTH 45°13'50" WEST ALONG SAID WEST RIGHT-OF-WAY LINE AND THE SOUTHEAST LINE OF SAID HALLCREST PLAT, 42.23 FEET;

THENCE SOUTH 89°58'20" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 2ND STREET, THE SOUTH LINE OF SAID HALLCREST PLAT AND THE SOUTH LINE OF SAID CROCKER TOWER PLAT, 385.38 FEET;

THENCE NORTH 00°08'40" WEST, 329.89 FEET TO THE NORTH LINE OF SAID CROCKER TOWER PLAT;

THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID CROCKER TOWER PLAT, 418.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH FEDERAL HIGHWAY (US NO.1) AND THE POINT OF BEGINNING;

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 136,973 SQUARE FEET (3.14 ACRES), MORE OR LESS.

Land Description Prepared By:
SHAH, DROTOS & ASSOCIATES
3410 North Andrews Avenue Ext.
Pompano Beach, Florida 33064

Prepared by: RD

Checked by: MDR

Project No.: 03-0536

File Name: X:\CAD\SURVEY\0514A.00\LEGALS\514UNITY_TITLE.WPD

MARCH 10, 2004

SHEET 1 OF 2 SHEETS

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF "HALLCREST", RECORDED IN PLAT BOOK 189, PAGE 6, BROWARD COUNTY RECORDS. SAID LINE BEARS SOUTH 00°29'20" WEST.

4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SKETCH OF DESCRIPTION

UNITY OF TITLE

SUMMIT LAS OLAS

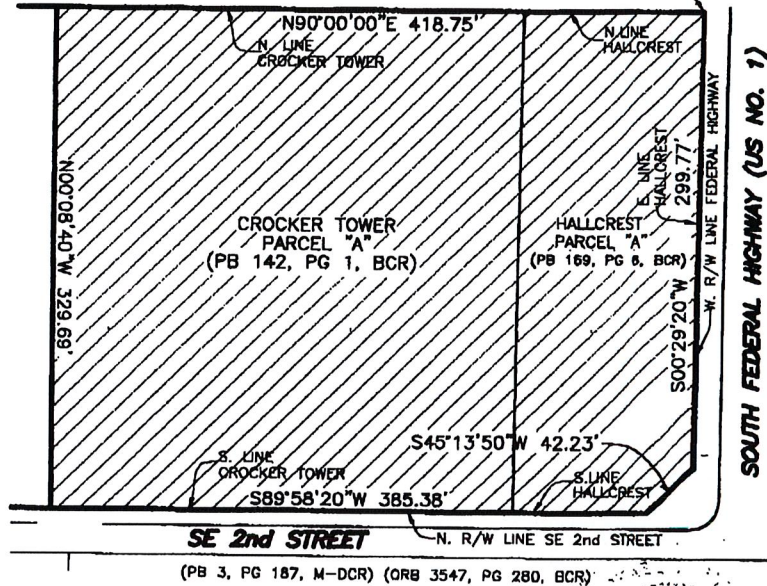


LEGEND: SCALE: 1" = 80'

BCR BROWARD COUNTY RECORDS
M-DCR MIAMI-DADE COUNTY RECORDS
ORB OFFICIAL RECORD BOOK
PB PLAT BOOK
PG PAGE
R/W RIGHT-OF-WAY

"2 FINANCIAL PLAZA"
PARCEL "A"
(PB 118, PG 6, BCR)

POINT OF BEGINNING
THE NORTHEAST CORNER
(PB 169, PG 6, BCR)



FOR THE FIRM, BY:

Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3998

PROJECT NO: 00-0514 SHEET 2 OF 2 SHEETS
FILE: X\CAD\SURVEY\0514A00\
UNITY TITLE\514UNITY TITLE.DWG

| | | | | |
|-----------------------|-----|----------|-------|------|
| | | | | |
| SKETCH OF DESCRIPTION | RD | SS/MS/PS | | MDR |
| REVISIONS | DWN | DATE | FB/PG | CHRD |

SDA SHAN DROTOS

& ASSOCIATES
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

Exhibit "B"

LAND DESCRIPTION

SUMMIT LAS OLAS

ACCESS EASEMENT

A portion of Parcel A, CROCKER TOWER, according to the plat thereof, as recorded in Plat Book 142, Page 1 of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCING at the southwest corner of said CROCKER TOWER;

THENCE North 89°58'20" East, along the south line of said Parcel A, 201.16 feet to a point on the arc of a non-tangent curve to the northwest (a radial line through said point bears North 84°12'00" West to the radius point of the next described curve) and the **POINT OF BEGINNING**;

THENCE northeasterly along the arc of said curve having a radius of 31.33 feet, a central angle of 23°28'03", an arc distance of 12.83 feet to the Point of Compound Curvature of a curve concave to the southwest;

THENCE northwesterly along the arc of said curve having a radius of 2.33 feet, a central angle of 95°56'40" an arc distance of 3.91 feet to the Point of Tangency;

THENCE South 89°51'20" West, 6.51 feet;

THENCE North 00°08'40" West, 49.34 feet;

THENCE North 89°51'20" East, 6.67 feet to the beginning of a tangent curve concave to the northwest;

THENCE northeasterly along the arc of said curve having a radius of 2.33 feet, a central angle of 90°00'00", an arc distance of 3.66 feet to the Point of tangency;

THENCE North 00°08'40" West, 53.30 feet to the beginning of a tangent curve concave to the southwest;

THENCE northwesterly along the arc of said curve having a radius of 14.33 feet, a central angle of 68°09'51", an arc distance of 17.05 feet;

THENCE North 00°08'40" West, 25.93 feet to a point on the arc of a non-tangent curve concave to the northwest (a radial line through said point bears North 06°28'45" West to the radius point of the next described curve);

THENCE northeasterly along the arc of said curve having a radius of 10.11 feet, a central angle of 83°41'55", an arc distance of 14.77 feet to the Point of Tangency;

THENCE North 00°08'40" West, 1.53 feet to the beginning of a tangent curve concave to the southwest;

THENCE northwesterly along the arc of said curve having a radius of 2.33 feet, a central angle of 90°00'00", an arc distance of 3.66 feet to the Point of Tangency;

THENCE South 89°51'20" West, 6.67 feet;

THENCE North 00°08'40" West, 25.34 feet;

SHEET 1 OF 4 SHEETS

THENCE North 89°51'20" East, 5.00 feet to the beginning of a tangent curve concave to the northwest;

THENCE northeasterly along the arc of said curve having a radius of 4.00 feet, a central angle of 180°00'00", an arc distance of 12.57 to the Point of Tangency;

THENCE South 89°51'20" West, 5.00 feet;

THENCE North 00°08'40" West, 49.34 feet;

THENCE North 89°51'20" East, 6.65 feet to the beginning of a tangent curve concave to the northwest;

THENCE northeasterly along the arc of said curve having a radius of 2.33 feet, a central angle of 92°11'23", an arc distance of 3.75 to the Point of Compound Curvature with a curve concave to the southwest;

THENCE northwesterly along the arc of said curve having a radius of 29.33 feet, a central angle of 87°02'52" an arc distance of 44.56 feet;

THENCE South 89°32'44" East, 65.60 feet to a point on the arc of a non-tangent curve concave to the southeast (a radial line through said point bears South 67°12'41" East to the radius point of the next described curve;

THENCE southwesterly along the arc of said curve having a radius of 29.33 feet, a central angle of 22°55'59", an arc distance of 11.74 to the Point of Tangency;

THENCE South 00°08'40" East, 29.01 feet;

THENCE southeasterly along the arc of said curve having a radius of 2.33 feet, a central angle of 89°51'20", an arc distance of 3.66 feet to the Point of Tangency;

THENCE North 89°51'20" East, 6.67 feet;

THENCE South 00°08'40" East, 24.67 feet;

THENCE South 89°51'20" West, 6.66 feet to the beginning of a tangent curve concave to the southeast;

THENCE southwesterly along the arc of said curve having a radius of 2.33 feet, a central angle of 90°08'40", an arc distance of 3.67 feet to the Point of Tangency;

THENCE South 00°08'40" East, 19.01 feet to the beginning of a tangent curve concave to the northeast;

THENCE southeasterly along the arc of said curve having a radius of 2.33 feet, a central angle of 90°00'00", an arc distance of 3.66 feet to the Point of Tangency;

THENCE North 89°51'20" East, 6.67 feet;

THENCE South 00°08'40" East, 49.34 feet;

THENCE South 89°51'20" West, 5.67 feet to the beginning of a tangent curve concave to the east;

THENCE westerly, southerly and easterly along the arc of said curve having a radius of 3.33 feet, a central angle of 180°00'00", an arc distance of 10.46 feet to the Point of Tangency;

THENCE North 89°51'20" East, 5.67 feet;

SHEET 2 OF 4 SHEETS

THENCE North 89°51'20" East, 5.67 feet;

THENCE South 00°08'40" East, 25.34 feet;

THENCE South 89°51'20" West, 6.67 feet to the beginning of a tangent curve concave to the southeast;

THENCE southwesterly along the arc of said curve having a radius of 2.33 feet, a central angle of 90°00'00", an arc distance of 3.66 feet to the Point of Tangency;

THENCE South 00°08'40" East, 95.47 feet to the beginning of a tangent curve concave to the northeast;

THENCE southeasterly along the arc of said curve having a radius of 31.33 feet, a central angle of 29°10'42", an arc distance of 15.96 feet to the south line of said Parcel A;

THENCE South 89°58'20" West, along said south line, 42.35 feet to the POINT OF BEGINNING.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida, containing 12,359 square feet (0.284 acres), more or less.

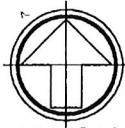
Land Description Prepared By:
SHAH, DROTOS & ASSOCIATES
1835 S. Perimeter Road, Suite 190
Fort Lauderdale, Florida 33309
Prepared by: MDR
Checked by: MDR
Project No.: 00-0514
File Name: NEWACC1
May 15, 2003

SHEET 3 OF 4 SHEETS

SKETCH OF DESCRIPTION ACCESS EASEMENT CROCKER TOWER-PARCEL A

(PB 142, PG 1, BCR)

329.79'



SCALE: 1"=50'

SURVEY NOTES:

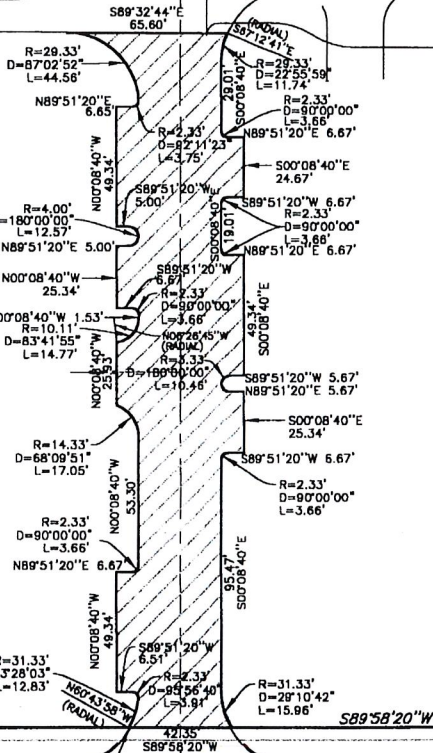
1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF "CROCKER TOWER" (PB 142, PG 1, BCR). SAID LINE BEARS SOUTH 89°58'22" WEST.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

PARCEL A
CROCKER TOWER
(PB 142, PG 1, BCR)

POINT OF
COMMENCEMENT
SW CORNER-PARCEL A
CROCKER TOWER
(PB 142, PG 1, BCR)

SOUTH LINE-PARCEL A

N89°58'20"E 201.16'

POINT OF
BEGINNING

FOR THE FIRM, BY:

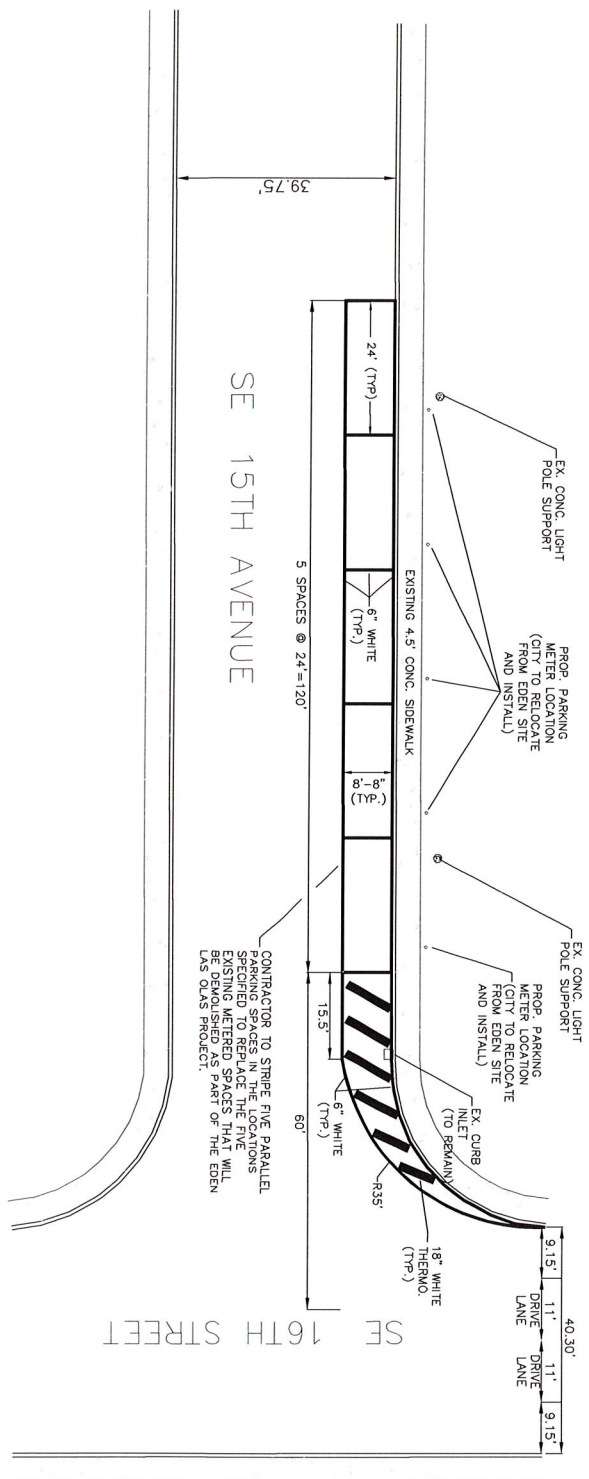
S.E. 2ND STREET

Michael D. Rose
MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 3898

PROJECT NO: 00-0514
FILE NAME: X:\CAD\SURVEY\0514A.00\ACC-EASE\NEWACC1.DWG

SHEET 4 OF 4 SHEETS

| | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|-------|------|--------------------------------------|
| <div> <div>SDA SHAH DROTOS & ASSOCIATES</div> <div>CERTIFICATE OF AUTHORIZATION NO. LB 6456</div> <div>1835 S. Parmeter Road • Suite 190 • Ft. Lauderdale, FL 33309</div> <div>PH: 954-776-7604 • FAX: 954-776-7608</div> </div> | | | | | ENGINEERING SURVEYING PLANNING |
| SKETCH OF DESCRIPTION | MDR | 05/18/03 | | MDR | |
| REVISIONS | DWN | DATE | FB/PG | CHKD | |



- PAVEMENT MARKING NOTES:**
1. ALL MARKINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF FORT LAUDERDALE TRANSPORTATION AND MOBILITY DEPARTMENT CRITERIA, TRAFFIC VOLUMES OF 1000 VPH AND 1000 VPH.
 2. TRANSPORTATION DEPARTMENT SPECIFICATIONS FOR ROAD AND BASIC CONSTRUCTION, AND THE LATEST CITY OF FORT LAUDERDALE CRITERIA.
 3. EXISTING MARKINGS AND DIMENSIONS SHALL BE MAINTAINED UNLESS THE LATEST EDITION OF THE CITY OF FORT LAUDERDALE TRANSPORTATION AND MOBILITY DEPARTMENT CRITERIA, TRAFFIC VOLUMES OF 1000 VPH AND 1000 VPH.

| | | | | |
|-------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----|
| EDEN LAS OLAS CITY OF FORT LAUDERDALE BROWARD COUNTY, FLORIDA | | SDA SHAH DROTOS & ASSOCIATES ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064 PH: 954-943-9433 • FAX: 954-783-4754 | REVISIONS | |
| SE 15TH AVE PARKING REPLACEMENT PLAN | | | DATE | BY |
| S E A L | | | | |
| FOR THE FINAL | | | | |
| BY: | | | | |
| MICHAEL F. GALT, P.E. | | | | |
| DATE: NOV. 2019 | | | | |
| JOB NO. 1108 | | | | |
| SHEET C-1 | | | | |

Andrew Schein

From: Mike Giani <mgiani@shahdrotos.com>
Sent: Monday, October 11, 2021 11:24 AM
To: Andrew Schein
Cc: 'Steven Sockrider'; 'Ivan Heredia'; 'Crawford, Leslie A.'; Robert Lochrie
Subject: FW: [-EXTERNAL-] Eden Las Olas SE 15th St. Parking Space Replacement Plan
Attachments: 11-18-2019 (4).jpg; 11-18-2019 (2).jpg; 11-18-2019 (1).jpg; 11-18-2019 (3).jpg; SE 5th Ave Spaces.pdf

Hi Andrew,

Attached is a pdf of the approved relocation plan (and pictures of the striping) for the spaces that were demolished along the shared driveway with Camden. Below is the email chain of the plan review with Ben & Jeff from TAM.

Michael F. Giani, P.E.
Project Manager
Shah, Drotos, & Associates
3410 N. Andrews Ave. Ext.
Pompano Beach, FL 33064
Ph: (954) 943-9433
Fax: (954) 783-4754
Cell: (561) 302-1978

From: Steven Sockrider <ssockrider@lpsi.com>
Sent: Monday, November 18, 2019 12:48 PM
To: Michael Giani <mgiani@shahdrotos.com>
Cc: Jeff T Davis <JeDavis@fortlauderdale.gov>; Shiau Ching Low <SLow@fortlauderdale.gov>; Benjamin Restrepo <BRestrepo@fortlauderdale.gov>
Subject: Re: [-EXTERNAL-] Eden Las Olas SE 15th St. Parking Space Replacement Plan

Jeff

Thanks to you and your team for all of your help. Per the attached, the designated location for new spaces on SE 15th St. has been striped and completed. Please notify the City to remove / relocate the meters from SE 5th Ave adjacent to our construction site in Downtown Fort Lauderdale. We intend to relocate our safety barriers very soon.

Thanks again.

Steve Sockrider
VP Development

Lincoln Property Company
401 E. Las Olas Blvd., Suite 1478
Fort Lauderdale, FL 33301
Off: (954) 332-2462
Cell: (954) 448-0994
Mail: ssockrider@lpsi.com

On Thu, Nov 14, 2019 at 7:33 AM <mgiani@shahdrotos.com> wrote:

Good Morning Jeff,

Attached is a revised plan per Bens comment below.

Please let me know if you have any questions or need any additional information.

Thank You

Michael F. Giani, P.E.

Project Manager

Shah, Drotos, & Associates

3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-1978

From: Jeff T Davis [mailto:JeDavis@fortlauderdale.gov]

Sent: Wednesday, November 13, 2019 4:33 PM

To: Steven Sockrider; mgiani@shahdrotos.com

Cc: Shiau Ching Low; Benjamin Restrepo

Subject: RE: [-EXTERNAL-] Eden Las Olas SE 15th St. Parking Space Replacement Plan

Steven,

See comments below..

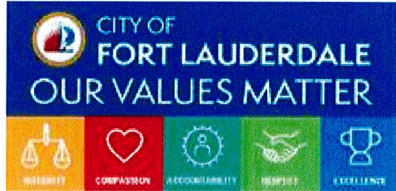
Jeffery T Davis

Parking Services Manager

Transportation and Mobility Department

Tel: 954-828-3797

Cell: 954-213-1702



From: Benjamin Restrepo <BRestrepo@fortlauderdale.gov>

Sent: Wednesday, November 13, 2019 4:30 PM

To: Jeff T Davis <JeDavis@fortlauderdale.gov>

Cc: Shiau Ching Low <SLow@fortlauderdale.gov>

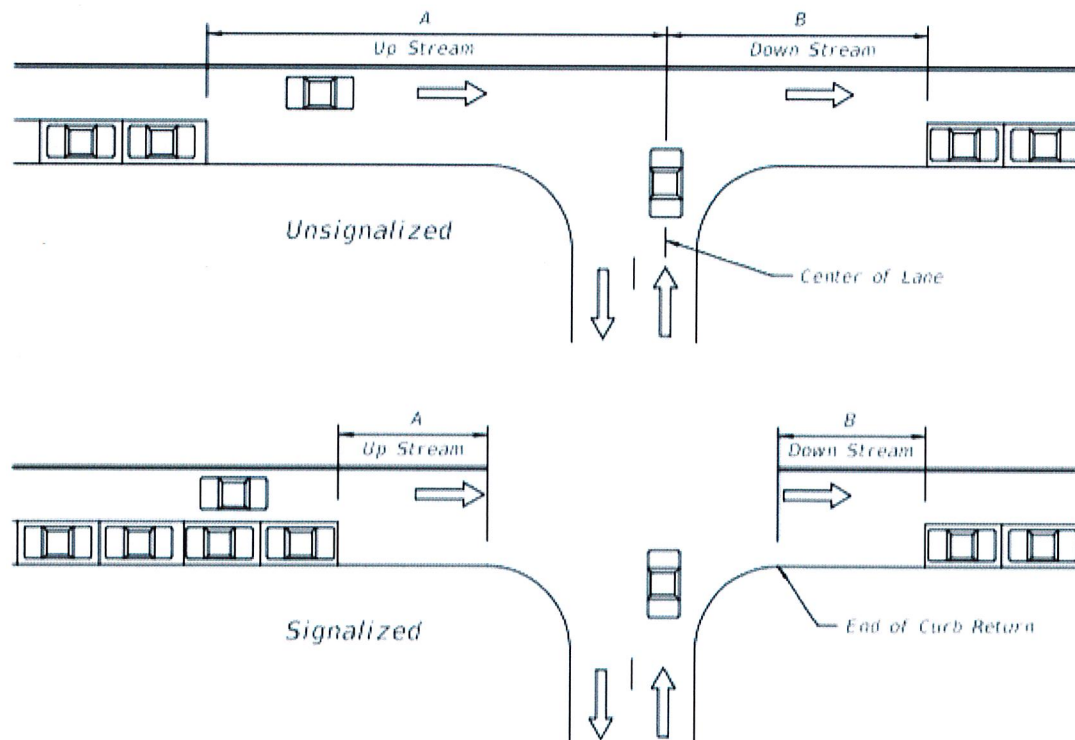
Subject: RE: [-EXTERNAL-] Eden Las Olas SE 15th St. Parking Space Replacement Plan

Jeff, please see my comment below:

1. On street parking cannot be within the sight triangles and must not be within the upstream or downstream area please reference the FDOT Design Manual Table 212.11.2 Parking Restrictions for Driveways and Intersections https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/roadway/fdm/2019/2019fdm212intersections.pdf?sfvrsn=dfd09261_4. The downstream distance from the center of lane must be a minimum 60 feet.

Table 212.11.2 Parking Restrictions for Driveways and Intersections

| Control Type | Posted Speed (mph) | A - Up Stream (ft) | B - Down Stream (ft) | |
|--------------|--------------------|--------------------|----------------------|----------------|
| | | | 2-Lane | 4-Lane or more |
| Unsignalized | < 35 | 90 | 60 | 45 |
| | 35 | 105 | 70 | 50 |
| Signalized | < 35 | 30 | 30 | 30 |
| | 35 | 50 | 50 | 50 |



Thank you.

Benjamin Restrepo, PE | Project Manager II
City of Fort Lauderdale | Transportation & Mobility
290 NE 3rd Ave, Fort Lauderdale, FL 33301
PH: 954-828-5216 | Fax: 954-828-3734

From: Jeff T Davis
Sent: Wednesday, November 13, 2019 4:24 PM
To: Benjamin Restrepo
Cc: Shiau Ching Low
Subject: FW: [-EXTERNAL-] Eden Las Olas SE 15th St. Parking Space Replacement Plan

Benjamin,

Can you review and comment about the striping plan.

Thanks in advance.

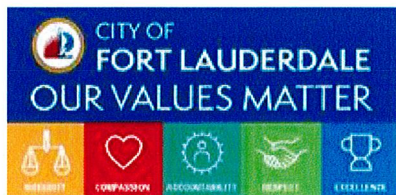
Jeffery T Davis

Parking Services Manager

Transportation and Mobility Department

Tel: 954-828-3797

Cell: 954-213-1702



From: mgiani@shahdrotos.com <mgiani@shahdrotos.com>
Sent: Monday, November 11, 2019 10:37 AM
To: Jeff T Davis <JeDavis@fortlauderdale.gov>
Cc: Steven Sockrider <ssockrider@lpsi.com>
Subject: [-EXTERNAL-] Eden Las Olas SE 15th St. Parking Space Replacement Plan

Good Morning Jeff,

Attached is a pdf of the proposed pavement striping plan for the replacement of the five existing metered spaces that will be demolished as part of our Eden Las Olas project. Please review when you have a moment and let me know if you have any questions or comments.

Thank You

Michael F. Giani, P.E.

Project Manager

Shah, Drotos, & Associates

3410 N. Andrews Ave. Ext.

Pompano Beach, FL 33064

Ph: (954) 943-9433

Fax: (954) 783-4754

Cell: (561) 302-1978

PARKING EASEMENT ABANDONMENT SKETCH AND DESCRIPTION

5 PARKING SPACES TO BE VACATED FROM PARKING EASEMENT

(O.R.B. 37116, PG. 843 B.C.R.)

PORTION OF PARCEL "A" CROCKER TOWER PLAT

(PB 142, PG 1, BCR)

A PORTION OF PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID CROCKER TOWER;

THENCE NORTH 89°58'20" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", 201.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 84°12'00" WEST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE) AND THE POINT OF BEGINNING "A";

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 31.33 FEET, A CENTRAL ANGLE OF 23°28'03", AN ARC DISTANCE OF 12.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE POINT OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 95°56'40" AN ARC DISTANCE OF 3.91 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°51'20" WEST, 6.51 FEET;

THENCE NORTH 00°08'40" WEST, 49.34 FEET;

THENCE NORTH 89°51'20" EAST, 6.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 3.66 FEET TO THE POINT OF TANGENCY, AND REFERENCE POINT "A";

THENCE SOUTH 00°08'40" EAST, 66.63 FEET;

THENCE SOUTH 89°58'20" WEST, 4.04 FEET TO THE POINT OF BEGINNING "A".

TOGETHER WITH:

A PORTION OF PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE NORTH 00°08'40" WEST, 53.30 FEET TO THE TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, AND THE POINT OF BEGINNING "B";

CONTINUED NEXT SHEET

SHEET 1 OF 4 SHEETS

| | | | | | | |
|-----------|-----|------|-------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| | | | | | SDA SHAH DROTOS & ASSOCIATES CERTIFICATE OF AUTHORIZATION NO. LB 6456 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064 PH: 954-943-9433 • FAX: 954-7783-4754 | ENGINEERING SURVEYING PLANNING |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| REVISIONS | DWN | DATE | FB/PG | CHKD | | |

PARKING EASEMENT ABANDONMENT SKETCH AND DESCRIPTION

5 PARKING SPACES TO BE VACATED FROM PARKING EASEMENT
(O.R.B. 37116, PG. 843 B.C.R.)

PORTION OF PARCEL "A" CROCKER TOWER PLAT
(PB 142, PG 1, BCR)

FROM PREVIOUS SHEET

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 14.33 FEET, A CENTRAL ANGLE OF 68°09'51", AN ARC DISTANCE OF 17.05;

THENCE NORTH 00°08'40" WEST, 25.93 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 06°26'45" WEST TO THE RADIUS POINT OF THE NEXT DESCRIBED CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 10.11 FEET, A CENTRAL ANGLE OF 83°41'55", AN ARC DISTANCE OF 14.77 FEET TO THE POINT OF TANGENCY AND POINT OF BEGINNING "C";

THENCE SOUTH 00°08'40" EAST, 48.39 FEET TO POINT OF BEGINNING "B".

TOGETHER WITH:

A PORTION OF PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT OF BEGINNING "C";

THENCE NORTH 00°08'40" WEST, 1.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 3.66 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°51'20" WEST, 6.67 FEET;

THENCE NORTH 00°08'40" WEST, 25.34 FEET;

THENCE NORTH 89°51'20" EAST, 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 180°00'00", AN ARC DISTANCE OF 12.57 FEET TO THE POINT OF TANGENCY;

THENCE SOUTH 89°51'20" WEST 5.00 FEET;

THENCE NORTH 00°08'40" WEST 49.34 FEET;

CONTINUED NEXT SHEET

SHEET 2 OF 4 SHEETS

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SDA SHAH
& ASSOCIATES DROTOS

ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-7783-4754

PARKING EASEMENT ABANDONMENT SKETCH AND DESCRIPTION

5 PARKING SPACES TO BE VACATED FROM PARKING EASEMENT

(O.R.B. 37116, PG. 843 B.C.R.)

PORTION OF PARCEL "A" CROCKER TOWER PLAT

(PB 142, PG 1, BCR)

FROM PREVIOUS SHEET

THENCE NORTH 89°51'20" EAST 6.65 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2.33 FEET, A CENTRAL ANGLE OF 92°11'23", AN ARC DISTANCE OF 3.75 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTH 00°08'40" WEST, 88.86 FEET TO POINT OF BEGINNING "C".

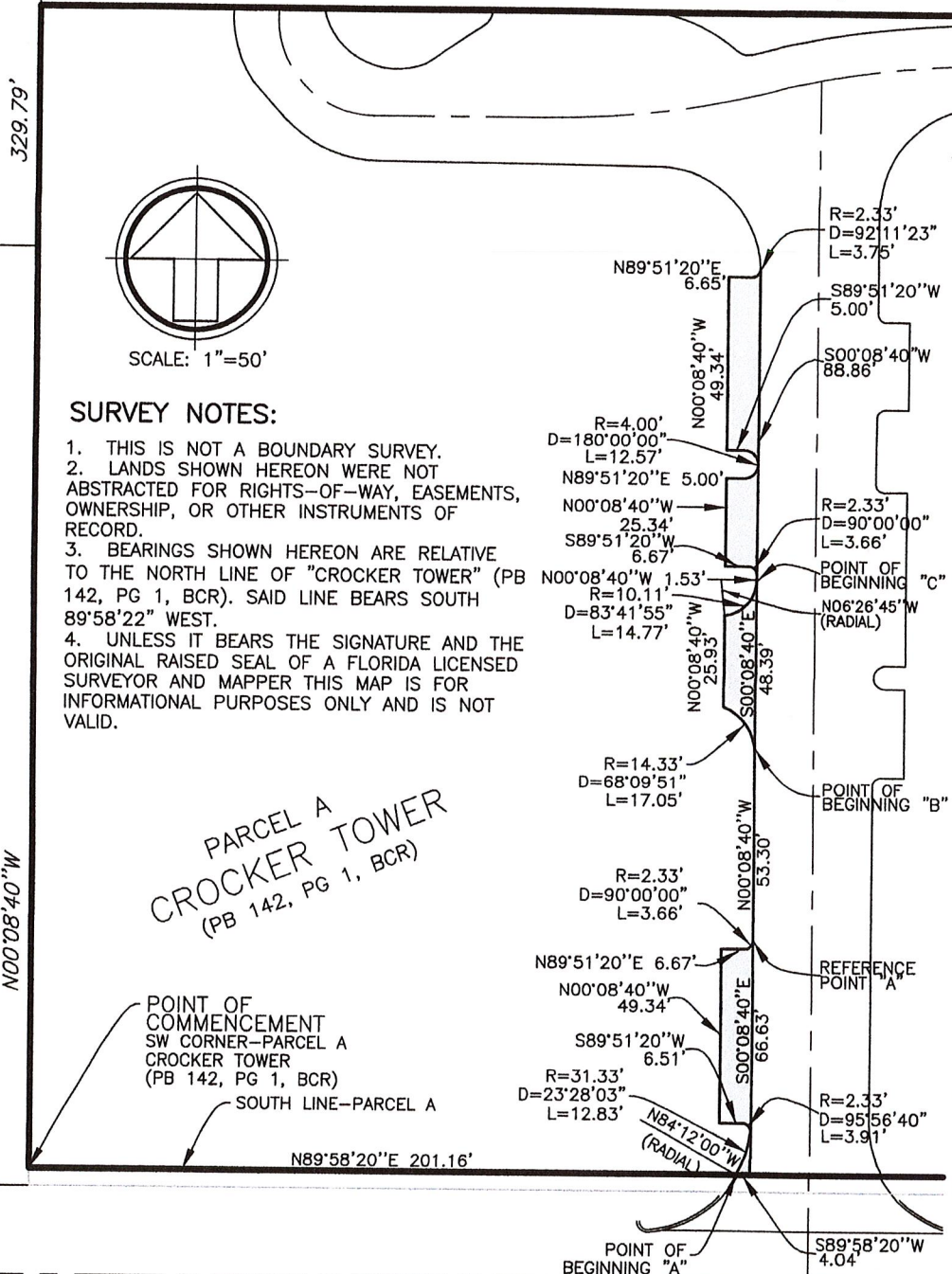
SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 1,437 SQUARE FEET (0.033 ACRE), MORE OR LESS.

SHEET 3 OF 4 SHEETS

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| | | | | | SDA SHAH DROTOS & ASSOCIATES CERTIFICATE OF AUTHORIZATION NO. LB 6456 3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064 PH: 954-943-9433 • FAX: 954-7783-4754 |
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PARKING EASEMENT ABANDONMENT SKETCH AND DESCRIPTION

5 PARKING SPACES TO BE VACATED FROM PARKING EASEMENT
(O.R.B. 37116, PG. 843 B.C.R.)
PORTION OF PARCEL "A" CROCKER TOWER PLAT (PB 142, PG 1, BCR)



SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF "CROCKER TOWER" (PB 142, PG 1, BCR). SAID LINE BEARS SOUTH 89°58'22" WEST.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND:

P.B. = PLAT BOOK
O.R.B. = OFFICIAL RECORDS BOOK
B.C.R. = BROWARD COUNTY RECORDS
P.G. = PAGE

FOR THE FIRM, BY:

MICHAEL D. SARVER
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION
NO. 4174

SHEET 4 OF 4 SHEETS

SDA SHAH
& ASSOCIATES DROTOS

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