



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/10/2022

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 completed 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 5000 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) COMPLETE SECTIONS B, C, D, G	<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*- RAC signage COMPLETE SECTIONS B, C, D, E, F	<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 COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <ul style="list-style-type: none">- Land Use Amendment- Rezoning- Plat Approval- Public Purpose Use- Central Beach Development of Significant Impact*- Vacation of Right-of-Way City Commission Review Only (review not required by PZB) <ul style="list-style-type: none">- Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION <ul style="list-style-type: none">- Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	<input type="checkbox"/> DEFERRAL <ul style="list-style-type: none">- Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none">- Appeal decision by approving body- De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none">- Road closures- Construction staging plan- Revocable licenses COMPLETE SECTIONS B, C, E

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

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

Applicant/Property Owner		Authorized Agent	
Address		Address	
City, State, Zip		City, State, Zip	
Phone		Phone	
Email		Email	
Proof of Ownership		Authorization Letter	
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION	D LAND USE INFORMATION
Address/General Location	Existing Use
Folio Number(s)	Land Use
Legal Description (Brief)	Zoning
City Commission District	Proposed <i>Applications requesting land use amendments and rezonings.</i>
Civic Association	Proposed Land Use
	Proposed Zoning

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

Project Name		
Project Description <i>(Describe in detail)</i>		
Estimated Project Cost	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>
Waterway Use		Traffic Study Required
Flex Units Request		Parking Reduction
Commercial Flex Acreage		Public Participation
Residential Uses		Non-Residential Uses
Single Family		Commercial
Townhouses		Restaurant
Multifamily		Office
Cluster/Zero Lot Line		Industrial
Other		Other
Total (dwelling units)		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)			
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			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []			
Side []			
Corner / Side []			
Rear []			
For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.			
	Required Per ULDR	Proposed	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 Item
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 Deferral Date		60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		
Requested Extension (No more than 24 months)		Justification Letter Provided		Indicate Approving Body Appealing		
Code Enforcement (Applicant Obtain by Code Compliance Division)				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**.

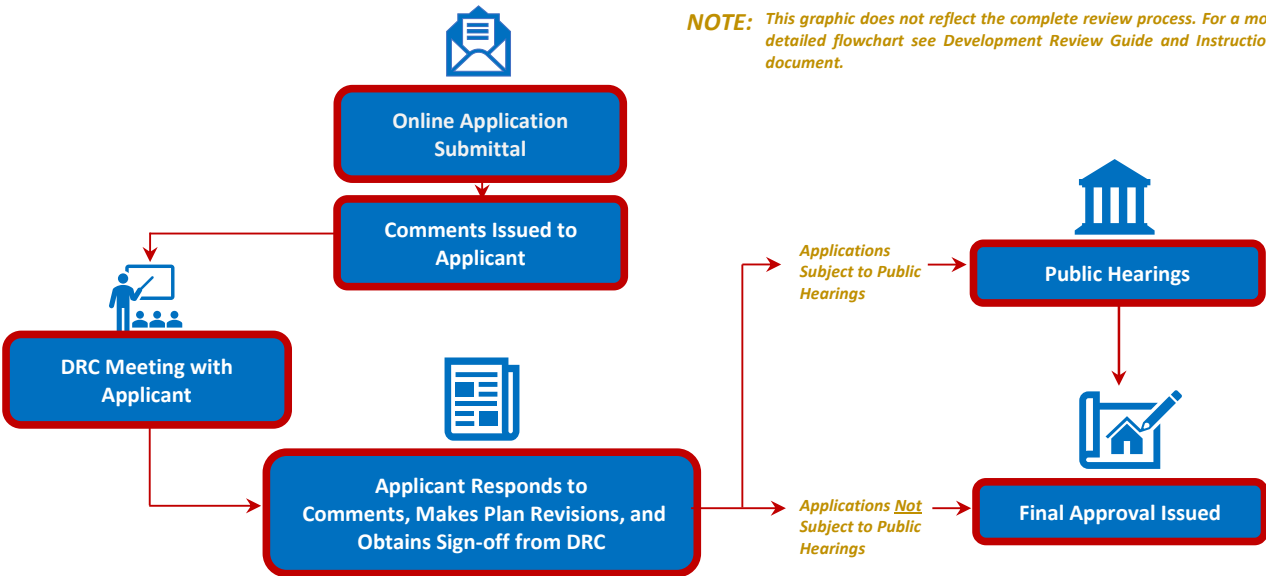
- ☐ **Preliminary Development Meeting** completed on the following date:

PROVIDE 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.
- N/ ☐ **Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or Danderson@fortlauderdale.gov
- ☐ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☐ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- N/ ☐ **Traffic Methodology, Study or Statement** submittal of a traffic study or traffic statement.
- N/ ☐ **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.
- N/ ☐ **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 4
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1
lauderbuild@fortlauderdale.gov

Owner: Nugent Avenue Parking LLC
Applicant: Andrew J. Schein, Esq.
Project Name: Nugent Avenue Parking Easement Vacation
Project Location: 111 SW 3rd Avenue (“Property”)
Request: Vacation of Retained Utility Easement Pursuant to Ordinance No. C-89-94, Recorded in Official Records Book 17411, Page 610, Public Records of Broward County

March 10, 2023

I. General Description of Request.

The Property was previously bisected by a north-south 14’ alley. The alley was vacated on September 19, 1989 pursuant to Ordinance No. C-89-94, a copy of which is included in this submission (“Alley Vacation Ordinance”). Section 2 of the Alley Vacation Ordinance retained the vacated alley as a utility easement (“Utility Easement”). The northern portion of the Utility Easement, which was located on the 300 West Broward Boulevard property, was vacated on September 6, 2022 pursuant to City Resolution No. 22-205. This application is to vacate the remaining portion of the utility easement that is located on the Owner’s Property.

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

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

RESPONSE: The City previously determined through City Resolution No. 22-205 that the easement is no longer needed for public purposes. The northern portion of the Utility Easement is vacated, and as part of the relocation/removal of the utilities within the northern portion of the Utility Easement, Owner is working with the utility companies to also relocate/remove the utilities that are on Owner’s portion of the Utility Easement. Letters of no objection from the utility companies are included in this submission, stating that they have no objection to the vacation of the easement on Owner’s Property. Therefore, this 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: Applicant has provided letters of no objection from TECO, AT&T, FPL, Comcast, and the City’s Public Works Department.

Owner: Nugent Avenue Parking LLC
Applicant: Andrew J. Schein, Esq.
Project Name: Nugent Avenue Parking Easement Vacation
Project Location: 111 SW 3rd Avenue ("Property")
Request: Vacation of Retained Utility Easement Pursuant to Ordinance No. C-89-94, Recorded in Official Records Book 17411, Page 610, Public Records of Broward County

ADEQUACY REQUIREMENTS NARRATIVE

Sec. 47-25.2. Adequacy requirements.

- A. *Applicability.*** The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.
- B. *Communications network.*** Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: N/A, this application is for an easement vacation. No structures are proposed.

- 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 (2 ½) inches of runoff from the impervious surface whichever is greater.

Response: N/A, this application is for an easement vacation. No new uses are proposed.

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 well field protection which ordinances are incorporated herein by reference:
 - a. Broward County Ordinance No. 89-6.
 - b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
 - c. Broward County Ordinance No. 84-60.
2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: N/A, the Property is not designated as a Natural Resource Area or an Environmentally Sensitive Land.

E. *Fire Protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. *Potable water facilities*
 - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design

capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

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.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

- J. *Schools.*** For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

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 (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
 - iv. A further detailed analysis and any other information that the review committee considers relevant.
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

- 5. *Dedications of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: N/A, this application is for a utility easement vacation. No new development is proposed. .

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.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

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

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

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.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

N. Wastewater.

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

- O. *Trash management requirements.*** A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: N/A, this application is for a utility easement vacation. No new development is proposed.

P. *Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: 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.

Response: N/A



February 3, 2023

To: Julia Gaffney
Flynn Engineering
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

Re: 'NO OBJECTION' letter for Utility Easement Vacation
South of West Broward Blvd, between SW 3rd & 4th Avenues
Ft. Lauderdale, FL 33312

To: Whom It May Concern

Thank you for contacting TECO Peoples Gas Company regarding the vacation of the utility easement. After reviewing the documents provided, TECO-PGS has NO OBJECTION to the utility vacation request for the easement specified as per ORD C-89-94, ORB 17411, page 610 that abuts lots 8-11 and 15-17. TECO-PGS does have facilities located on this site, but those are provided within a separate dedicated easement (ORB 10428, page 270).

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

Sincerely,

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



Carlos Lozano
*Manager - OSP Planning
& Engineering Design*

ATT Florida
5395 NE 14th Ave
Ft Lauderdale, FL 33334

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

Julia Gaffney
Flynn Engineering Services, P.A. 241 Commercial Blvd
Lauderdale-By-The-Sea, FL 333087

Subject: No Objection Letter for the vacation of utility easement.

ATT does not object to your request for the construction of a multi-use development to include buildings, private storm drain infrastructure, and parking within the utility easement. This easement is a 14 foot vacated alley which abuts Lots 8 thru 10 and lots 16 thru 17, retained as a utility easement originally recorded in the Broward County Plat Book B Page 40, vacated via ordinance number C-89-94 per O.R.B. 17411, Page 610.

It is understood that any relocation of existing AT&T facilities associated with the proposed project and encroachments will be at the owner's expense. Additional future easements in another location may be required to provide service to the proposed project. ATT does not at this time maintain any existing utilities within the easement to be vacated.

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

Sincerely,

A handwritten signature in black ink, appearing to read "C. Lozano", with a stylized flourish at the end.

Carlos Lozano
Manager - OSP Planning &
Engineering Design



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

Friday, January 06, 2023

**Ms. Julia Gaffney
Flynn Engineering Services, P.A.
241 Commercial Blvd Lauderdale-By-The-Sea, FL 333087**

Re: Proposed Vacation of 14' Alley Way by ordinance NO. C-89-94 Per O.R.B. 17411, Page 610, BCR and Retained as a utility easement.

Dear Ms. Ms. Julia Gaffney:

Please be advised... in reference to the vacation of the 14-foot vacated alley which abuts lots 8 thru 10 and lots 16 thru 17, retained as a utility easement originally recorded in the Broward County Plat Book B Page 40, vacated via ordinance number C-89-94 per O.R.B. 17411, Page 610.

On behalf of COMAST this letter shall serve as a notice of "No-Objection" to vacate the existing easement based on the revised survey dated 12/07/2021. Should it become necessary, Comcast will coordinate with the developer for a separate easement if needed.

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

Sincerely,

COMCAST.

Ricardo

**Ricardo Davidson
Construction Supervisor**

Davidson

Digitally signed by
Ricardo Davidson

Date: 2023.01.06
09:26:11 -05'00'



June 22, 2022

Mr. Ashley Bosch
K-A 300 Broward JV, LLC
1504 Bay Road Suite 2
Miami Beach, FL 33139

RE: Letter of Intent to Release FPL Easements and Abandon a Utility Easement located on 300 W Broward Blvd, Fort Lauderdale FL 33312

Dear Mr. Bosch:

This letter is in response to your request for written notification of Florida Power & Light Company's ("FPL") intent to release its easements recorded in Official Record Book 1617 Page 397 and Official Record Book 1617 Page 396 as well as provide a response of no objection to the abandonment of a 14 foot vacated alley which abuts Lots 1 thru 7 and Lots 18 thru 24, retained as a utility easement originally recorded in the Broward County Plat Book B, Page 40, vacated via Ordinance No. C-89-94 per Official Record Book 17411, Page 610, all of the public records of Broward County, which are attached hereto as Exhibit "A" and Exhibit "B" (collectively "FPL Easements") and Exhibit "C" ("Utility Easement") respectively. FPL has no objections to releasing the FPL Easements and to abandoning the Utility Easement, provided the following are satisfied:

- K-A 300 Broward JV, LLV ("Customer") pays to FPL the full relocation cost to relocate the FPL facilities located on 300 W Broward Blvd, Fort Lauderdale FL 33312 to a location upon the property adjacent to and along Broward Boulevard and SW 4th Ave ("Relocation"), as more fully shown on Exhibit "D" attached hereto, prior to the Relocation work being performed
- Customer describes and records, at no cost to FPL, all replacement easements required to accommodate the Relocation prior to the Relocation work being performed
- All FPL facilities are removed from the FPL Easements and the Utility Easement

After FPL's facilities are completely removed from the FPL Easements and the Utility Easement, FPL will have no objection with the City proceeding with the abandonment of the Utility Easement.

Please note that if any changes are made to the Relocation plan, then this letter of intent is also subject to change.

If you have any further concerns, please contact me at (561) 904-3621 or kim.odonnell@fpl.com

Thank you,

Kim O'Donnell, P.E.
FPL Transmission Engineering Lead



Exhibit A

59- 6921

EASEMENT

OFF. REC. 1617 PAGE 397

DWO No. _____ #68
 ER No. 5733
 Pole No. _____

JANUARY 6, 1959

FLORIDA POWER & LIGHT COMPANY
 Miami, Florida

Gentlemen:

In consideration of the payment to me us by you of \$ 1.00 which I we have received, I we and those holding through me us, grant and give to you and your successors the right to set and maintain poles, guy stubs, guy wires and anchors for an electric transmission and distribution line and the necessary appurtenances for such lines, and the right to permit the attachment of and/or carry in conduit wires or cables of any other Company or person; also, the right to cut, trim and keep clear all trees, brush and undergrowth that might endanger the proper construction, operation and maintenance of said line, on my our property described as follows:

Install and maintain electric conductors over and above the West 6 feet of Lots 18 and 19, Block 17, Town of Ft. Lauderdale, A Subdivision as recorded in Plat Book "B", Page 40, of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

By its acceptance of this easement, the Florida Power & Light Company does quitclaim and remise all of its rights and interest in that certain easement from Gate City Sash and Door Company dated November 13, 1957, recorded in Official Records Book 1095, Page 146, Broward County, Florida.

#48 - Gate City Sash & Door Co.

Laud-Port

In the presence of:

[Signature]
[Signature]

GATE CITY SASH AND DOOR COMPANY (SEAL)

[Signature] (SEAL)
 President

[Signature] (SEAL)
 Secretary

STATE OF FLORIDA AND COUNTY OF BROWARD

I HEREBY CERTIFY that the individual who signed the foregoing instrument on behalf of Grantor named therein this day personally appeared before me and acknowledged the execution thereof as the duly authorized act and deed of said Grantor for the purposes therein expressed and that he affixed thereto the corporate seal of said Grantor.

WITNESS my hand and official seal in said County and State this 6 day of JANUARY 1959

RECORDED IN OFFICIAL RECORDS BOOK
 OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
 CLERK OF CIRCUIT COURT

My Commission expires:

June 5, 1964

Notary Public, State of Florida at Large

s04100480

Exhibit B

EASEMENT
OFF. REC. 1617 PAGE 396

DWO No. _____
ER No. 5733 #67
Pole No. _____

JANUARY 6, 1959

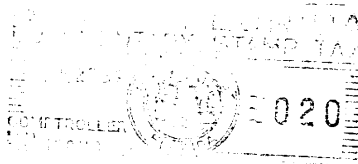
FLORIDA POWER & LIGHT COMPANY
Miami, Florida

Gentlemen:

In consideration of the payment to me us by you of \$ 1.00 which I we have received, I we and those holding through me us, grant and give to you and your successors the right to set and maintain poles, guy stubs, guy wires and anchors for an electric transmission and distribution line and the necessary appurtenances for such lines, and the right to permit the attachment of and/or carry in conduit wires or cables of any other Company or person; also, the right to cut, trim and keep clear all trees, brush and undergrowth that might endanger the proper construction, operation and maintenance of said line, on my our property described as follows:

Install and maintain electric conductors and appurtenances over and above the West 6 feet of Lots 20, 21, 22, 23 and 24, Block 17, Town of Ft. Lauderdale, a Subdivision as recorded in Plat Book "B", Page 40 of the Public Records of Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

BROWARD
COUNTY



JUL 23 2 36 PM 1959

#49 - Gate City Sash & Door Co.
Gate City Planning Mill Co.
Laud-Port

In the presence of:

[Signature]
M. R. Ramsay

GATE CITY SASH & DOOR COMPANY
GATE CITY PLANNING MILL COMPANY (SEAL)
[Signature] (SEAL)
President
A. G. Mc Clelland (SEAL)
Secretary

STATE OF FLORIDA AND COUNTY OF Broward

I HEREBY CERTIFY that the individual who signed the foregoing instrument on behalf of Grantor named therein this day personally appeared before me and acknowledged the execution thereof as the duly authorized act and deed of said Grantor for the purposes therein expressed and that he affixed thereto the corporate seal of said Grantor.

WITNESS my hand and official seal in said County and State this 6 day of JANUARY 1959.

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

My Commission expires: June 5, 1961
Notary Public, State of Florida at Large

Exhibit C

90192613

CERTIFICATION
I certify this to be a true and correct
copy of the record in my office.
WITNESSETH my hand and official seal of
the City of Fort Lauderdale, Florida, this
9th day of May 1990
City Clerk

ORDINANCE NO. C-89-94

AN ORDINANCE VACATING, ABANDONING AND CLOSING
THAT CERTAIN 14.0 FOOT ALLEY ABUTTING LOTS 1
THROUGH 24, BLOCK 17, "TOWN OF FORT LAUDERDALE",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK B, AT PAGE 40, OF THE PUBLIC RECORDS
OF DADE COUNTY, FLORIDA, SUCH LAND BEING LOCATED
IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY,
FLORIDA.

WHEREAS, the Planning and Zoning Board, at its meeting
of July 19, 1989 (22-P-88), recommended the vacation, abandonment
and closing of the below-described alley; and

WHEREAS, the City Clerk notified the public of a public
hearing to be held on September 7, 1989, at 10 o'clock A.M. in the
City Commission Room, City Hall, Fort Lauderdale, Florida for the
purpose of hearing any objections which might be made to the vaca-
tion, abandonment and closing; and

WHEREAS, such public hearing was duly held at the time
and place designated and due notice of same was given by publication
as is required by law and the City Commission has determined that
there were no persuasive objections to the vacation, abandonment and
closing as aforementioned; and

WHEREAS, the City Commission has determined that it is
no longer necessary for the City to retain such right-of-way;

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

SECTION 1. That the below-described alley" is hereby vacated,
abandoned and closed and shall no longer constitute a
public right-of-way:

That certain 14.0 foot alley abutting Lots 1
through 24, Block 17, "TOWN OF FORT LAUDERDALE",
according to the plat thereof, as recorded in
Plat Book B, at Page 40, of the public records
of Dade County, Florida, such land being located
in the City of Fort Lauderdale, Broward County,
Florida.

Location: South of West Broward Boulevard,
between S.W. 3rd and 4th Avenues

SECTION 2. That the above-described right-of-way is to be retained
as a utilities easement.

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

SECTION 4. That if any clause, section or other part of this Ordi-
nance shall be held invalid or unconstitutional by any
court of competent jurisdiction, the remainder of this Ordinance
shall not be affected thereby, but shall remain in full force and
effect.

C-89-94

MAY 11 12 05 PM '90

BK 17411 PG 0610

ORDINANCE NO. C-89-94


PAGE TWO

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be in full force and effect ten days from the date of final passage.

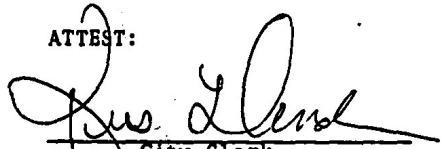
PASSED FIRST READING this the 7th day of September, 1989.

PASSED SECOND READING this the 19th day of September, 1989.



Mayor
ROBERT O. COX

ATTEST:



City Clerk
KRIS L. ANDERSON

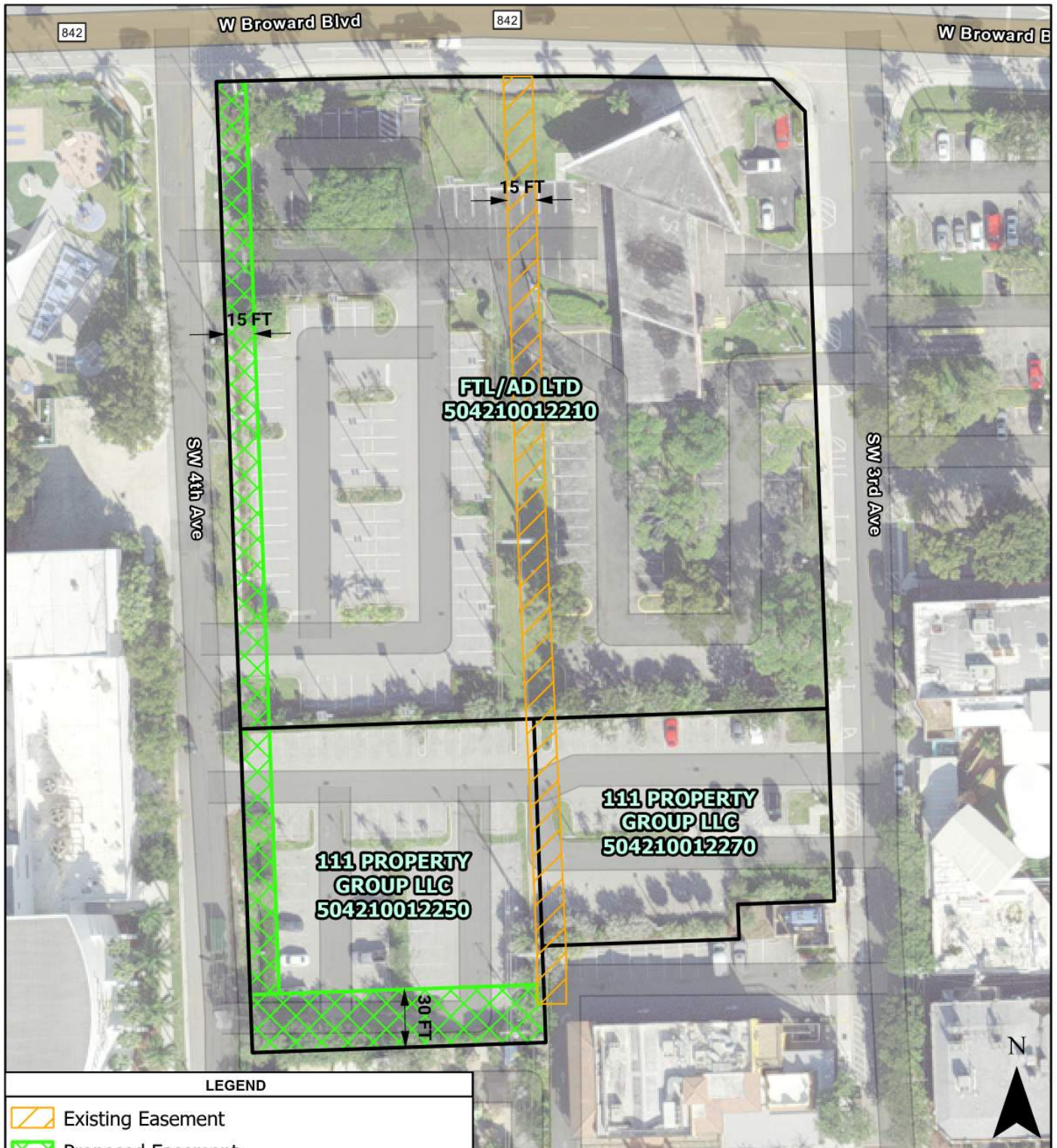
5585E

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR




-89-94

BK17411PG0611

Exhibit D



LEGEND

-  Existing Easement
-  Proposed Easement
-  Parcel Boundary

0	3/16/2022	ISSUED FOR REVIEW	NB	KB	HSA
REV	DATE	DESCRIPTION	BY	CKD	APP

FLORIDA POWER & LIGHT

Relocate 159C17-159C11 on Orchid-Sistrunk

SCALE: 1" = 68'
 DRAWN BY: NB
 ENGINEER: HSA
 COUNTY: BROWARD
 SHEET 1 OF 1

DATE: 3/16/2022
 CHECKED BY: KB
 SECTION: AS SHOWN
 FILE NAME: FPL_T29559_Orchid-Sistrunk_PDFMaps



**PORT EVERGLADES - SISTRUNK 138kV
 PARCEL LOCATION**

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of displayed information.
 *Preliminary, subject to change based on final project designs.



January 27, 2023

Julia Gaffney
Flynn Engineering
241 E. Commercial Blvd.
Lauderdale-By-The-Sea, FL, 33308

Subject: **No Objection Letter for the Vacation of the 14 ft Utility Easement
at 111 SW 3rd Avenue, Fort Lauderdale, FL**

Dear Ms. Gaffney,

The City of Fort Lauderdale's Public Works Department (PW) has reviewed the request for vacating the 14'-wide utility easement, which abuts Lots 8 thru 10 and lots 16 thru 17, the tax folios for the site are 5042 1001 2250 and 5042 1001 2270 and located at 111 SW 3rd Avenue as shown on the survey.

The City of Fort Lauderdale (City) has determined that there are no City utilities located within the subject easement. **The City has no objection to the vacation of the existing 14'-wide utility easement described above.**

The City has no objection to establishing a new 15'-wide utility easement along the western property line as shown on the survey. Based on review of documents provided and our assessment of City records it appears that there are no City water, sewer and stormwater utilities located within the proposed 15'-wide easement.

Should you have any questions or require any additional information, please contact me at (954) 828-5862.

Sincerely,

Igor Vassiliev, P.E.
Project Manager II

PUBLIC WORKS DEPARTMENT

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

WWW.FORTLAUDERDALE.GOV

