



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/29/2024

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Only complete the sections indicated for application type with N/A for those items not applicable. Refer to "Specifications for Plan Submittal" by application type for submittal requirements, which can be found on the City's website.

Select the application type and approval level in **SECTION A** and complete the sections specified under each type.

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) <input type="checkbox"/> New nonresidential less than 5,000 square feet <input type="checkbox"/> Change of use <small>(If same impact or less than existing use)</small> <input type="checkbox"/> Plot note or Nonvehicular access line (NVAL) amendment <input type="checkbox"/> Administrative site plan <input type="checkbox"/> Amendment to site plan* <input type="checkbox"/> Affordable Housing per §166.04151(7) Fla. Stat. <small>(Use Local Act)</small> <input type="checkbox"/> Property and right-of-way applications <small>(MOTs, construction staging)</small> <input type="checkbox"/> Parking Agreements <small>(separate from site plans)</small> COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <input type="checkbox"/> New Nonresidential 5,000 square feet or greater <input type="checkbox"/> Residential 5 units or more <input type="checkbox"/> Nonresidential use within 100 feet of residential property <input type="checkbox"/> Redevelopment proposals <input type="checkbox"/> Change in use <small>(If greater impact than existing use)</small> <input type="checkbox"/> Development in Regional Activity Centers (RAC)* <input type="checkbox"/> Development in Uptown Project Area* <input type="checkbox"/> Regional Activity Center Signage <input type="checkbox"/> Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <input type="checkbox"/> Conditional Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Flex Allocation <input type="checkbox"/> Cluster / Zero Lot Line <input type="checkbox"/> Modification of Yards* <input type="checkbox"/> Waterway Use <input type="checkbox"/> Mixed Use Development <input type="checkbox"/> Community Residences* <input type="checkbox"/> Social Service Residential Facility (SSRF) <input type="checkbox"/> Medical Cannabis Dispensing Facility* <input type="checkbox"/> Community Business District for uses greater than 10,000 square feet COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <input type="checkbox"/> Land Use Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Plat <input type="checkbox"/> Public Purpose Use <input type="checkbox"/> Central Beach Development of Significant Impact* <input type="checkbox"/> Vacation of Right-of-Way <input type="checkbox"/> City Commission Review No PZB Review <input checked="" type="checkbox"/> Vacation of Easement* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> MISCELLANEOUS <input type="checkbox"/> Affordable Workforce Housing Tax Reimbursement <input type="checkbox"/> Community Residence <input type="checkbox"/> Construction Noise Waiver <input type="checkbox"/> Design Review Team (DRT) COMPLETE SECTIONS B, C, I	<input type="checkbox"/> EXTENSION OR DEFERRAL <input type="checkbox"/> Request to defer after an application is scheduled for public hearing <input type="checkbox"/> Request extension to previously approved application <small>(request must be within original approval date timeframe)</small> COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL <input type="checkbox"/> Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND RIGHT-OF-WAY <input type="checkbox"/> Road Closures <input type="checkbox"/> Construction Staging Plan <input type="checkbox"/> Revocable licenses COMPLETE SECTIONS B, C, H

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

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

Applicant/Property Owner	City of Fort Lauderdale	Authorized Agent	Pulice Land Surveyors, Inc.
Address	100 N. Andrews Avenue	Address	5381 Nob Hill Road
City, State, Zip	Fort Lauderdale, FL 33301	City, State, Zip	Sunrise, FL 33351
Phone	954-828-6495	Phone	954-572-1777
Email	yredding@fortlauderdale.gov	Email	carolyn@pulicelandsurveyors.com
Proof of Ownership		Authorization Letter	
Applicant Signature:	Signature	Agent Signature:	Signature <i>Carolyn Sencion</i>

C PARCEL INFORMATION

Address/General Location	5900 Hawkins Road
Folio Number(s)	494207061630, 494207000100, 49420700110
Legal Description <small>(Brief)</small>	See attached.
City Commission District	1
Civic Association	NONE

D LAND USE INFORMATION

Existing Use	Vacant
Land Use	Employment Center
Zoning District	CC- Commerce Center District
Proposed <small>Applications requesting land use amendments and rezonings.</small>	
Proposed Land Use	SAME
Proposed Zoning District	SAME



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

Project Name	Prospect Lake Clean Water Center														
Project Description <i>(Describe in detail)</i>	Vacation of Ingress/Egress and Well Utility Easement to accommodate development of water treatment plant.														
Estimated Project Cost	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>													
Waterway Use	No														
Flex Units	No	Redevelopment Units													
Flex Acreage	No														
Residential Uses	<table border="1"> <tr><td>Single Family</td><td></td></tr> <tr><td>Townhouses</td><td></td></tr> <tr><td>Multifamily</td><td></td></tr> <tr><td>Cluster/Zero Lot Line</td><td></td></tr> <tr><td>Other</td><td></td></tr> <tr><td>Total <i>(dwelling units)</i></td><td></td></tr> </table>			Single Family		Townhouses		Multifamily		Cluster/Zero Lot Line		Other		Total <i>(dwelling units)</i>	
Single Family															
Townhouses															
Multifamily															
Cluster/Zero Lot Line															
Other															
Total <i>(dwelling units)</i>															
Traffic Study Required	No														
Parking Reduction	No														
Public Participation	Yes														
Non-Residential Uses	<table border="1"> <tr><td>Commercial</td><td></td></tr> <tr><td>Restaurant</td><td></td></tr> <tr><td>Office</td><td></td></tr> <tr><td>Industrial</td><td></td></tr> <tr><td>Other</td><td></td></tr> <tr><td>Total <i>(square feet)</i></td><td></td></tr> </table>			Commercial		Restaurant		Office		Industrial		Other		Total <i>(square feet)</i>	
Commercial															
Restaurant															
Office															
Industrial															
Other															
Total <i>(square feet)</i>															
Affordable Housing Units		% of AMI													
Affordable Unit Mix	Efficiency / Studio	1 Bedroom	2 Bedroom 3 Bedroom or More												

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 <i>(Square foot/acre)</i>		28,195 Acres
Lot Density <i>(Units/acre)</i>		
Lot Width		
Building Height <i>(Feet)</i>		26' H and 35'H
Structure Length		190' Long
Floor Area Ratio (F.A.R.)		0.02 (0.56ac/28.68ac)
Lot Coverage		10.85 ac (37.8%)
Open Space		N/A
Landscape Area		N/A
Parking Spaces		41 Regular 2 ADA
SETBACKS <i>(Indicate direction N, S, E, W)</i>	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	Deviation
Tower Stepback			
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate			
<i>(square feet)</i>			
Residential Unit Size			
<i>(minimum)</i>			

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

Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Lot Size <i>(Square feet/acre)</i>			
Lot Density <i>(Units/acre)</i>			
Lot Width			
Building Height <i>(Feet)</i>			
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 <i>(square feet)</i>			
Residential Unit Size <i>(minimum)</i>			
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?			



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778
www.pulicelandsurveyors.com



July 11, 2024

Ms. Yvonne Redding, Urban Planner III
Urban Design and Planning Division
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33301

**RE: "PROSPECT LAKE CLEAN WATER CENTER" PLAT – CASE NO. UDP-EV24004
VACATION OF INGRESS/EGRESS AND WELL AND UTILITY EASEMENT
LOCATED ON PLAT BOOK 96, PAGE 35**

Dear Ms. Redding,

Please accept this response to the comments issued for the DRC meeting pertaining to the above-referenced Plat. This project entails the construction of a new water treatment plant within the City of Fort Lauderdale, just east of the Turnpike between Prospect and Cypress Creek Roads. Following, you will find all DRC comments with responses **in blue** for your review.

Criteria. An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:

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

RESPONSE: Other than an existing 36" storm drain that crosses the easement north to south for which a utility easement will be retained by the City for the area where this facility lies, there are no other utilities presently using the area of the 50' easement sought to be vacated. The area to be vacated is no longer needed for ingress, egress, and well 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: As noted above, there is presently only a 36" storm drainage pipe within the western most portion of the 50' easement sought to be vacated for which a twenty (20) foot drainage easement will be retained by the City for the area where the facility lies. The applicant has obtained letters of no objection from utility providers who have rights or authority to place utilities in the easement: City of Fort Lauderdale Public Works, AT&T, Comcast, FP&L, and TECO Gas.

DRC Comment Report: ENGINEERING

Member: Orlando Arrom

CASE COMMENTS:

1. Please contact City's Public Works Department, Roberto Betancourt at Rbetancourt@fortlauderdale.gov (954-828-6982), for stormwater infrastructure, and water and sewer utilities, to verify and determine whether there are any public utilities present within the easement to be considered for vacation. If so, a surveyed location of the utilities shall be provided to staff for review, the full cost of relocation of the utilities shall be borne by the Applicant, and the utility relocation plan shall be reviewed and approved by the City's Public Works Department prior to implementation.

RESPONSE: The surveyed location of the utilities was provided and determined that an easement 20'x50' would need to be dedicated to cover the existing 36' stormwater pipe that crosses the easement.

2. Provide letters from all franchise utility providers, demonstrating their interests in maintaining or no objection to the vacation of this Easement; the letters should specifically state whether or not the franchise utility providers have existing facilities within the Easement vacation area that will need to be relocated or abandoned.

RESPONSE: We've received letters of no objection from all agencies required.

DRC Comment Report: Stormwater Operations

Member: Sandra Marie Pierce

CASE COMMENTS:

1. Stormwater Operations does not object to the developers ask to vacate the easement at this location if there is not conflict with the existing offset of the City's outgoing 36' (RCP) stormwater gravity main conveying stormwater from the north as depicted in the stormwater utility atlas image below (STGM11856). The stormwater atlas indicates that this 36 "gravity main runs south and connects and turns to the west at the identified nexus on its conveyance path to the point of discharge into Prospect Lake (STOF3801).

Vacation as submitted

3. The site is designated Employment Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.

RESPONSE: Informational

4. The proposed request requires review and approval by the City Commission. Separate fees are required for both PZB review and City Commission review. The applicant is responsible for all public notice requirements pursuant to Section 47-27.

RESPONSE: Informational

5. 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: Informational

6. Letters must be provided from the following utility companies: The City of Fort Lauderdale Public Works Department no objection letter was not provided.

RESPONSE: We've obtained the letter of no objection from The City of Fort Lauderdale Public Works Department.

7. Letters must be provided from AT&T, Comcast Cable, Florida Power & Light, TECO Gas and the City of Fort Lauderdale Public Works Department indicating no objections to the vacation. If any easements are required, legal and easement documents must be provided prior to item being scheduled for City Commission. If any facilities need to be relocated, plans satisfactory to that agency must be approved prior to City Commission submittal. Contact Information for utility companies are below:

AT&T

Carlos Lozano, Manager
561.310.5185
CL448E@att.com

City of Fort Lauderdale, Department of Public Works

Roberto Betancourt, Project Manager II
954.828.6982
rbetancourt@fortlauderdale.gov

Comcast

Ricardo Davidson, Construction Supervisor
RicardoA_Davidson@cable.comcast.com

Comcast

Richard Sees, Comcast Construction Specialist
954.774.9781
Richard_Sees@comcast.com

Florida Power & Light (FP&L)

Daniel Torres, Associate Engineer
954.717.2063
Daniel.Torres@fpl.com

TECO-Peoples Gas

Joan Domning, Specialist Distribution Engineering
JDomning@tecoenergy.com

RESPONSE: We've received letters of no objection from all agencies required.

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

RESPONSE: Informational

GENERAL COMMENTS

Please consider the following prior to submittal for Planning and Zoning Board review:

1. Provide a written response to all Development Review Committee comments within 180 days.

RESPONSE: Informational

2. An additional follow-up coordination meeting is required to review changes necessitated by the Development Review Committee comments. Prior to routing your plans for Pre-Planning and Zoning Board sign-off, please schedule an appointment with the project planner (954-828-6495) to review revisions and/or to obtain a signature routing stamp.
3. Additional comments may be forthcoming at the Development Review Committee meeting.

RESPONSE: Informational

This concludes our responses to DRC comments. Thank you for your assistance with this project and if there are any questions or if we can be of further assistance, please give us a call.

Sincerely,
PULICE LAND SURVEYORS, INC.

Carolyn Sencion
Platting Assistant

Encl.

LETTERHEAD

Ms. Ella Parker
Urban Design and Planning Manager
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

In regards to the City of Fort Lauderdale intending to vacate the ingress/egress and well easement on Palm Aire Village 4th Section Plat as recorded in, Plat Book 96, Page 35 of the public records of Broward County _____ AT&T _____, (Name of Utility Company or City Department) has decided:

1. We have no objection to the vacation.
2. _____ We have no objection to the vacation if the following is satisfied:

3. _____ We have an objection as follows:

Signature





June 26, 2024

Ms. Ella Parker
Urban Design and Planning Manager
City of Fort Lauderdale
100 N. Andrews Ave
Fort Lauderdale, FL, 33301

Dear Customer Name,

This letter is in response to your request for the release of a platted utility easement.

In meeting with your request, FPL has no objection to releasing our rights in the platted utility easement known as "Palm Aire Village 4th Section Plat" in Plat Book 96, Page 35 of the Public records of Broward County .

The release is restricted to the following description: The easement section as indicated on attached survey, provided by customer.

Should you have any questions or concerns, please do not hesitate to contact Kasey Raymo at 954-956-2029.

Sincerely,

A handwritten signature in cursive script that reads "Kasey Raymo".

Kasey Raymo
Engineering Lead

an FPL Group company



June 07, 2024

Ms. Ella Parker
Urban Design and Planning Manager
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

In regard to the City of Fort Lauderdale intending to vacate the ingress/egress and well easement on Palm Aire Village 4th Section Plat as recorded in, Plat Book 96, Page 35 of the public records of Broward County TECO-Peoples Gas, (Name of Utility Company or City Department) has decided:

1. We have no objection to the vacation.
2. We have no objection to the vacation if the following is satisfied:
3. We have an objection as follows:

Sincerely,

Cheyenne Thompson

Cheyenne Thompson
Admin Specialist Sr., PGS Distribution Design
Peoples Gas System, Inc. ("PGS"), Central Territory
8416 Palm River Rd
Tampa, FL 33619
813-275-3710



Engineering – Design Department
2501 SW 145th Ave Miramar, FL 33027

July 3, 2024

Ms. Ella Parker
Urban Design and Planning Manager
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

In regards to the City of Fort Lauderdale intending to vacate the ingress/egress and well easement on Palm Aire Village 4th Section Plat as recorded in, Plat Book 96, Page 35 of the public records of Broward County _____, (Name of Utility Company or City Department) has decided:

- 1. We have no objection to the vacation.
- 2. We have no objection to the vacation if the following is satisfied:

- 3. We have an objection as follows:

Should you have any further question, please feel free to call at 1-954-774-8007 or e-mail at maria_nunez@comcast.com

Sincerely,



July 11, 2024

Janna Lhota
Holland & Knight LLP
515 East Las Olas Boulevard,
Suite 1200
Fort Lauderdale, Florida 33301

Subject: **No Objection Letter for case number UDP-EV24004. The "PROSPECT LAKE CLEAN WATER CENTER" -VACATION OF INGRESS, EGRESS, UTILITY, AND WELL EASEMENT LOCATED AT FOLIO # 494207061630, 494207000100, AND 494207000110.**

Dear Janna Lhota,

The City of Fort Lauderdale's Public Works Department has reviewed the request for vacating the ingress, egress, utility, and well easement located at folio # 494207061630, 494207000100, 494207000110 per the plans provided by Kiewit. The City has no objection to this request provided the following condition is met:

1.) A 20-foot utility easement is to be recorded above the existing 36" stormwater pipe, located at the northwest corner of the project, centered along it's alignment.

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

Sincerely,

Roberto Betancourt, P.E.
Program Manager – Utility Modeling & Capacity Administration

