

RIGHT OF WAY VACATION NARRATIVE

PDKN P-4 LLC LLC seeks to vacate, the platted alley right of way (the "Alley"). The application for the vacation of the Alley is in coordination with the City of Fort Lauderdale ("City"). The utilities are all City utilities and the utilities will be relocated or easements will be granted.

The application satisfies the criteria contained in the City's Unified Land Development Regulations ("ULDR") as follows:

Sec. 47-24.6.A.4 Criteria

4. *Criteria.* An application for a vacation of a right-of-way or other public place shall be reviewed in accordance with the following criteria:

- a. The right-of-way or other public place is no longer needed for public purposes; and

The Alley is at the end of a dead end alley and is no longer needed for public purposes, however in conjunction with the placement of a surface parking lot on this property and the adjacent Land Swap property, an access easement will be granted for alley traffic.

- b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and

Alternate routes are available, as well as an access easement for alley traffic.

- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and

The existing alley is a dead end alley, however, an access easement for alley traffic will be granted.

- d. The closure of a right-of-way shall not adversely impact pedestrian traffic; and

There is no current pedestrian traffic access available.

- e. All utilities located within the right-of-way or other public place 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 utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for

the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

Existing utilities will be relocated; remain; or easements will be granted.