



SUSTAINABLE DEVELOPMENT – URBAN DESIGN PLANNING

RIGHT-OF-WAY/EASEMENT APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017
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	\$ 680.00
<input type="checkbox"/>	Right-of-Way Vacation	\$ 780.00
<input type="checkbox"/>	Agreements with the City *	\$ 100.00
<input type="checkbox"/>	Other Property & Right-of-Way related items for discussion	\$ 100.00

* 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: 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.

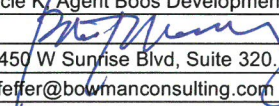
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Crown Liquors Broward Inc., Marvin F Poer & Co
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	P.O Box 52427, Atlanta GA 30355
E-mail Address	
Phone Number	
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Circle K/Agent Boos Development Paul Tremblay, VP
Applicant / Agent's Signature	
Address, City, State, Zip	13450 W Sunrise Blvd, Suite 320, Sunrise FL 33323
E-mail Address	bpfeffer@bowmanconsulting.com
Phone Number	954-314-8468
Letter of Consent Submitted	Attached

Development / Project Name	Circle K - Fort Lauderdale
Development / Project Address	Existing: 901 W Sunrise Blvd, Ft Lauderdale New:
Legal Description	CHATEAU PARK SEC B A RESUB OF LOTS 1,2,10,11,12 BLK 155-63-36 B PARCEL A
Tax ID Folio Numbers (For all parcels in development)	4942-33-29-0010
Request / Description of Project	Construction of a new 4,968 SF Circle K convenience store with 8 fuel pumps
Applicable ULDR Sections	Sec. 47-24.7. - Vacation of easement
Total Estimated Cost of Project	\$ 2,500,000.00 (Including land costs)

Current Land Use Designation	Business/Commercial
Current Zoning Designation	B-1
Current Use of Property	Krystal Convenience Store

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

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	Bill Pfeffer, P.E.	Date	
Signature		Received By	
Date	27 July 2017	Tech. Specs Reviewed By	
		Case No.	

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.

November 30, 2016

Jeffrey Modarelli, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Dear Mr. Modarelli:

We hereby authorize Lochrie & Chakas, P.A., Circle K Stores Inc. and Boos Development Group Inc. its representatives, affiliates and/or consultants to act as agents in connection with all land use, zoning and development approvals related to the property located at 910 and 955 NW 10th Place, 901/915 W. Sunrise Blvd., and 1000 NW 9th Terrace all located in the City of Fort Lauderdale, Florida. In the event of a conflict between the authorization conferred herein and the Ground Lease between Crown Liquors of Broward, Inc, as Landlord, and Circle K Stores Inc., as Tenant, dated August 15, 2016, the terms of the Ground Lease shall prevail.

Sincerely,
Crown Liquors of Broward Inc.

By: Paul B. Kassal

Printed Name: Paul B. Kassal

Title: CEO

Date: 11/30/2016

STATE OF FLORIDA)
) ss
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Paul B. Kassal, the CEO of Crown Liquors of Broward Inc., who is personally known to me or who has produced KNOWN as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, 2016.



My Commission Expires:

11-15-18

Barry B. Rosayn
Notary Public

Barry B. Rosayn
Typed, printed or stamped name of Notary Public

The purpose of this letter is to accompany the Applications for the above referenced commercial project. The project is located at the Northwest Corner of W Sunrise Blvd (SR 828) and Powerline Rd (SR 834) in Fort Lauderdale, Florida.

Existing Conditions

The subject site is approximately 1.32 Acres and consists of five (5) separate parcels which will be joined via Unity of Title. The Parcel ID numbers are 494233290010, 494233290020, 494233020320, 494233020330, 494233020340. An existing Krystal Restaurant with Drive-through, and two existing Retail Stores will be demolished. Right-out driveway access to West Sunrise Boulevard from the Krystal Restaurant will also be removed. An existing cross-access to the north property through the north property line of the site is to remain. The property is serviced by the City of Fort Lauderdale water and sewer facilities. There are existing drainage connections to the FDOT storm water system located within the W Sunrise Blvd and Powerline Rd right-of-ways. There are no existing South Florida Water Management District (SFWMD) ERP Permits for the site.

Proposed Conditions

The purpose of this development is to construct a 4,968 square-foot Circle-K Convenience Store and Fueling Station with eight (8) Multiple Product Dispensers (MPDs), equivalent to sixteen (16) pumps and twenty-nine (29) parking spaces. The property will be accessed through two full-movement cross-access driveways, including the existing north cross-access to remain and a proposed cross-access along the west property line of the site. Both cross-accesses will lead to an existing shared access driveway which also serves the shopping center to the north and to the west of the subject site. The aforementioned shared access driveway contains two right-in right-out driveways, with one driveway accessing Powerline Rd Southbound, and one driveway accessing W Sunrise Blvd Westbound. A stormwater management system consisting of catch basins, HDPE pipe, and exfiltration trench will be constructed and designed per Broward County Surface Water License requirements to contain the 3-day 25-year storm completely on-site.

If you have any questions or require additional information, please do not hesitate to contact me at our Ft. Lauderdale office, (954) 712-7482.

Sincerely,



Bill Pfeffer, PE | VP/Branch Manager
Bowman Consulting

401 E. Las Olas Blvd. Suite 1400, Ft. Lauderdale, FL 33301
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bpfeffer@bowmanconsulting.com | bowmanconsulting.com |