



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete 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.

<input type="checkbox"/> Innovative Development (ID)	\$ 2,640.00
<input type="checkbox"/> Site Plan Level IV	\$ 950.00
<input type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
<input type="checkbox"/> Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
<input type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/> Site Plan Deferral	\$ 490.00
<input type="checkbox"/> City Commission Request for Review	\$ 800.00
<input type="checkbox"/> City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

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	V18001
Date of complete submittal	April 20, 2018

NOTE: To be filled out by Applicant

Property Owner's Name	
Applicant / Agent's Name	
Development / Project Name	
Development / Project Address	<u>Existing:</u> <u>New:</u>
Current Land Use Designation	
Proposed Land Use Designation	
Current Zoning Designation	
Proposed Zoning Designation	
GdYWZWF Yei Ygh	

The following number of Plans:

- ☐ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☐ Two (2) copy sets at 11" x 17"
- ☐ One (1) electronic version* of complete application and plans in PDF format to include only the following:

☐ Cover page

☐ Survey

☐ Site plan with data table

☐ Ground floor plan

☐ Parking garage plan

☐ Typical floor plan for multi-level structure

☐ Roof plan

☐ Building elevations

☐ Landscape plan

☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.

☐ Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.

▪ **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.

▪ **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.

▪ **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19th Avenue, Fort Lauderdale, FL 33311.

▪ **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.



Owner: 195 Federal LLC
Project: Partial Right of Way vacation
Site Address: 195 N Federal Highway
Request: Partial Right-of-Way Vacation of NE 2nd St.

December 21, 2017

Right-of-Way Vacation Narrative

The applicant wishes to vacate 6.0' of the adjacent right of way that was dedicated by the FEDERAL HIGHWAY AND 2ND STREET CBD PLAT. A 16.0' portion of the south side of NE 2nd Street for the length of 125' was previously dedicated by plat. This 16.0' portion of the right of way is not consistent with the current right of way standards maintained by the City of Fort Lauderdale. The applicant wishes to vacate 6.0' of the 16.0' dedication and maintain 10' to comply with the current 60' right of way local street requirement. The applicant intends to dedicate 10' of right of way on the adjacent lots to complete the 60' requirement for the eastern portion of the property. The applicant also intends to dedicate corner chord and 10' easement to FDOT along the Federal Highway Frontage.

In addition to this request to vacate the 6.0' portion of right of way the applicant intends to submit separate application to vacate the abutting 10' utility easement (DRC case# E18001) as well as submit application to revise the platted Non Vehicular Access Line (NVAL) by separate application (DRC case#A17061) as required. An exhibit is provided that includes the existing and overlay of future phase building expansion that complies with the 35' setback from centerline and includes streetscape improvements consistent with the Downtown Master Plan guidelines as currently maintained by the City of Fort Lauderdale.

City of Fort Lauderdale ULDR Section 47-24.6

Sec. 47-24.7. - Vacation of rights-of-way.

A. *Vacation of rights-of-way or other public place (city commission).*

1. *Applicant.* The applicant must abut the public street, alley or other publicly dedicated or conveyed place sought to be vacated or the city.

APPLICANT RESPONSE: Applicant owns all lots abutting the public street.

2. *Application.* An application for a vacation of right-of-way, waterway or other public place shall be submitted to the department. The application shall include a legal description of the right-of-way, waterway, public place or portion thereof proposed to be vacated and written consent executed by every utility company with existing utilities or a right to locate such

241 COMMERCIAL BLVD.
LAUDERDALE-BY-THE-SEA, FL 33308

PHONE: (954) 522-1004
FAX: (954) 522-7630

www.flynnengineering.com

utilities within the public place. A traffic study may be required by the DRC if necessary to determine if the application meets the criteria.

APPLICANT RESPONSE: Application and documentation provided herein.

3. *Review process.*
 - a. An application shall be submitted to the department for review to consider if the application meets the criteria for a vacation of right-of-way.
 - b. The department shall prepare a report to be included with the application regarding existing utilities within the right-of-way and whether the criteria have been met.
 - c. The department shall forward the DRC recommendations to the planning and zoning board for consideration.
 - d. During a public meeting, the planning and zoning board shall consider the application for vacation of right-of-way, and the record and recommendations forwarded by the DRC and shall hear public comment on the application.
 - e. If the planning and zoning board determines that the application meets the criteria for vacation and recommends approval of the vacation, the recommendation shall be forwarded to the city commission for consideration.
 - f. If the planning and zoning board determines that the criteria have not been met, the board shall deny the application and the procedures for appeal to the city commission as provided in Section 47-26B, Appeals, shall apply.
 - g. If the application is forwarded to the city commission, the city commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the DRC and planning and zoning board and shall hear public comment on the application.
 - h. If the city commission determines that the application meets the criteria for vacation the city commission shall approve the vacation.
 - i. Approval of a vacation shall be by ordinance adopted by the city commission.
 - j. If the city commission determines that the proposed development or use does not meet the criteria, the city commission shall deny the application.

APPLICANT RESPONSE: The applicant acknowledges the items above and will comply as applicable.

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

APPLICANT RESPONSE: The right-of-way to be vacated is no longer needed for public purposes.

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

APPLICANT RESPONSE: Existing routes are not compromised by the request. The request does not require need for alternate route.

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

APPLICANT RESPONSE: The right of way will not be closed as part of this request.

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

APPLICANT RESPONSE: Any cause to provide additional easements for pedestrians will be made as applicable.

- 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.

APPLICANT RESPONSE: All existing utilities will be relocated as appropriate.

- 5. *Appeal.* If an application for vacation is denied by the city commission, the applicant may appeal the decision in accordance with the procedures provided in Section 47-26B, Appeals.
- 6. *Effect upon approval.* The ordinance approving a vacation of right-of-way or other public place shall be recorded in the public records of the county within thirty (30) days after adoption. The ordinance may provide for the retention of a utility or other type of easement needed by the city, and may have a delayed effective date in order that any necessary conditions relating to the vacation may be met.

Respectfully,

A handwritten signature in black ink, appearing to read 'Marc Isaac', with a long horizontal line extending to the right.

Marc Isaac
Flynn Engineering Services, P.A.







February 16, 2018

Mr. Marc Isaac
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-by-the-Sea, Florida 33308

Subject: **Proposed Easement Vacation**
195 N. Federal Hwy
FES#17-1371.00
City of Fort Lauderdale

Dear Mr. Isaac,

This letter is in response to your request for a letter regarding the proposed vacation of the 6' easement abutting the property at 195 N. Federal Highway.

Based on our assessment and the documents provided, the City of Fort Lauderdale does not appear to have any facilities within the easement and as such, has no objection to the proposed vacation of the 6' easement provided that the vacation is conditioned upon the relocation, removal, or proper abandonment of any facilities found within. Any relocation, removal, or abandonment of the existing utilities must be conducted with approved engineering plans, at the developer's expense. The relocated, removed, or abandoned utilities would be required to be inspected and accepted by the Utilities Department.

Should you have any questions, please contact me at (954) 828-7809.

Sincerely,

Rick Johnson
Utilities Distribution and Collection Systems Manager
949 NW 38th Street,
Fort Lauderdale, Florida, 33309
Ph: 954-828-7809 | email: rjohnson@fortlauderdale.gov

PUBLIC WORKS DEPARTMENT

949 N.W. 38TH STREET, FORT LAUDERDALE, FLORIDA 33309

TELEPHONE (954) 828-8000, FAX (954) 828- 7897X

WWW.FORTLAUDERDALE.GOV

Julie Shearer

From: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@comcast.com>
Sent: Wednesday, August 16, 2017 10:16 AM
To: Julie Shearer
Cc: cable-utilities@cwsifl.com
Subject: RE: Completed mark-up(B)/Objection/061617/CWSO 7-5447/ Re: 195 N. Fed - [NE 2nd St. R/W Vacation]/Objection response required by Comcast (08/16/2017_lmn)
Attachments: CWSI M17-5447 MARK-UP Easement exhibit.pdf; CWSI M17-5447 SCREEN SHOT.PDF

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Good Morning

In reviewing the plans for **195 N. Fed - [NE 2nd St. R/W Vacation]**
Comcast has ***no conflict*** with the proposed R/W Vacation as outlined on attached drawings.

Thanks !



Leonard Maxwell-Newbold
Tech 3 Network Engineering / Regional Permit Manager
2601 SW 145th Avenue Miramar, Florida 33027
1-954-447-8405 office number / 1-954-444-5113 mobile number
[Leonard_maxwell-newbold@cable.comcast.com](mailto:leonard_maxwell-newbold@cable.comcast.com)

From: Julie Shearer [<mailto:julie@FlynnEngineering.com>]
Sent: Wednesday, August 16, 2017 10:03 AM
To: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>
Cc: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>
Subject: FW: Completed mark-up(B)/Objection/061617/CWSO 7-5447/ Re: 195 N. Fed - [NE 2nd St. R/W Vacation]/Objection response required by Comcast
Importance: High

See below for 195 N Federal Highway.

Julie Shearer
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

954.522.1004 (Voice)
954.522.7630 (Fax)
www.flynnengineering.com



From: Christopher Taylor [<mailto:christophert@cwsifl.com>]
Sent: Friday, June 16, 2017 9:34 AM
To: leonard_maxwell-newbold@comcast.com; john_matoni@comcast.com; 'Davidson, Ricardo A'
Cc: Damon T. Ricks; Julie Shearer; Intern Summer; cable-utilities@cwsifl.com
Subject: RE: Completed mark-up(B)/Objection/061617/CWSO 7-5447/ Re: 195 N. Fed - [NE 2nd St. R/W Vacation]/Objection response required by Comcast
Importance: High

Good morning Leonard,

Please find attached as-built, mark-up, node print and Google Earth screen shot.
Comcast has aerial facilities within the Right of Way to be vacated.
Please contact me if you have questions.

Thanks,

Chris Taylor

Cable Wiring Specialists, Inc.
5610 Rodman St. Hollywood, FL 33023
Ph: (954) 239-8386
ChristopherT@cwsifl.com



From: Intern Summer [<mailto:intern@FlynnEngineering.com>]
Sent: Wednesday, June 07, 2017 3:32 PM
To: ChristopherT@cwsifl.com
Cc: john_matoni@comcast.com; leonard_maxwell-newbold@comcast.com; cable-utilities@cwsifl.com; Damon T. Ricks; Julie Shearer
Subject: 195 N. Fed - [NE 2nd St. R/W Vacation]

Dear Chris,

Please see the attached letter requesting acknowledgement for a Letter of No Objection for partial vacation of NE 2nd Street right of way.

Thank you,

Kiera Muruve



Dyke Tittle
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

T: 954-577-5602
dt5431@att.com

February 12th, 2018

RE: 6' Utility Easement Vacation City of Fort Lauderdale FES #17-1371.00
195 N Federal Hwy.

To whom it may concern,

Please be advised, AT&T has no objection to vacating the existing easement at the above referenced location and further described on the attached legal description and sketch (see page 2). Please note that any relocation of existing facilities required will be at the cost of the owner/developer. The plan for such rearrangements will also need to be coordinated with and approved by AT&T.

Thank you for choosing AT&T Florida.

Respectfully,

A handwritten signature in black ink, appearing to read "Dyke Tittle".

Dyke Tittle
Manager - OSP Planning & Engineering Design
ATT Florida
954-577-5602



Easement & Right-of-Way Vacation Letter

7/14/2017

To: Julie Shearer
Flynn Engineering
241 Commercial Blvd
Lauderdale By The Sea, FL 33308

Subject: Right of Way Vacation City of Fort Lauderdale

- (X) We have no facilities in the area to be vacated; therefore, we have no objections to this vacation.

David Rivera
Gas Design Technician

- () We have facilities in the area to be vacated; however, we have no objections to this vacation providing the applicant will pay for the relocation retirement or replacement of these facilities.

David Rivera
Gas Design Technician

- () We have facilities in the area to be vacated which cannot be relocated for technical reasons, however, we have no objections to the vacation providing a utility easement is incorporated in the replat, or the applicant will pay for the relocation or replacement of these facilities.

David Rivera
Gas Design Technician

- () We have objection to the proposed vacation for the following reasons:
PGS has facilities in the easement and cannot be relocated.

David Rivera
Gas Design Technician

Peoples Gas
5101 NW 21st Ave Ste. 460
Fort Lauderdale, FL 33309-2792
An equal opportunity company

(877) 832-6747
Fax (954) 453-0804
www.TECOEnergy.com

**300' NOTICE AFFIDAVIT
195 FEDERAL LLC**

STATE OF FLORIDA
BROWARD COUNTY

BEFORE ME THIS DAY PERSONALLY APPEARED ELIZABETH MENDEZ, WHO BEING
DULY SWORN, DEPOSES AND SAYS:

The attached property owners list is, to the best of my knowledge, a complete and accurate list of all property owners, mailing addressees and property control numbers as recorded in the latest official tax rolls obtained from the Property Appraiser's Office for all property within (1) the jurisdictional boundaries of the City of Fort Lauderdale; and (2) 300' feet of property located at 195 N Federal Highway, Fort Lauderdale, FL; parcel identified with folio number 504210121330 (the "Property").

1. The property owners list includes, to the best of my knowledge, all affected property owners in accordance with the requirements of the ULDR and the City of Fort Lauderdale attached hereto as Exhibit "A".
2. I have attached a detailed map reflecting the Property consisting of (1) parcel along with the folio detail as Exhibit "B".

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)



Signature

The foregoing instrument was acknowledged before me this 21 day of February, 2018 by Elizabeth Mendez who is personally known to me or has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 21 day of FEBRUARY, 2018.



Notary Public

SELENA AMADO

Typed, printed or stamped name of Notary Public

My Commission Expires:

