

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	V18005
Date of complete submittal	May 21, 2018

**NOTE:** To be filled out by Applicant

Property Owner's Name	ANDREWS PROJECT DEVELOPMENT, LLC.
Applicant / Agent's Name	Pulice Land Surveyors, Inc.
Development / Project Name	PROGRESSO COMMONS
Development / Project Address	Existing: multipleNew: TBD
Current Land Use Designation	NW Regional Activity Center
Proposed Land Use Designation	same
Current Zoning Designation	B-1, RMM-25, NWRAC-MUne
Proposed Zoning Designation	NWRAC-MUne
Specific Request	To vacate the east alley reservation located within the proposed plat

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 19<sup>th</sup> 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.



**PULICE LAND SURVEYORS, INC.**

**5381 NOB HILL ROAD**

**SUNRISE, FL 33351**

TELEPHONE (954) 572-1777 FACSIMILE (954) 572-1778

e-mail: surveys@pulicelandsurveyors.com



April 11, 2018

Mr. Nicholas Kalargyros  
Planner - Urban Design and Planning Division  
City of Fort Lauderdale  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale, FL 33301

**RE: ADDENDUM TO R/W VACATION APPLICATION No. V17004  
"PROGRESSO COMMONS" PLAT – SW CORNER OF W. SUNRISE BLVD.  
AND ANDREWS AVE.**

Dear Nicholas,

As requested by Jim Hetzel on an e-mail dated March 28<sup>th</sup>, 2018, enclosed please find two applications that will complete the petition to vacate two alley reservations that run parallel on both sides of a portion of NW 1<sup>st</sup> Avenue right-of-way contained within the proposed "PROGRESSO COMMONS" Plat (No. PL17003). This right-of-way is currently in the process of being vacated and holds application No. V17004. As discussed, even though the alley reservations were reviewed as part of the entire project, we acknowledge that they must be approved on their own.

However, please note that the Sketch & Legal we are providing show both alley reservations at once, as it was mentioned on the Planning & Zoning Board meeting held on July 19<sup>th</sup>, 2017, that these were considered part of the above-mentioned right-of-way vacation of NW 1<sup>st</sup> Avenue. The drawings had been previously delivered to Staff back in August, 2017 but we are providing additional seven (7) signed & sealed copies again for your records.

These applications comply with criteria set forth on Section 47-24.6(4) of the City's ULDR as follows:

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

Response: The subject portions of the alley reservations are no longer needed for public purpose. Five residential units to the south of the property presently gain access without the use of the western alley, and the eastern alley dead-ends before reaching NW 9<sup>th</sup> Street, which runs to the south of the proposed development.

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

Response: No additional alternative routes are necessary to improve vehicular circulation.



Mr. Nicholas Kalargyros  
April 11, 2018  
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c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area.

Response: There will be sufficient traffic flow within the proposed shopping plaza, which accommodates ample ingress and egress to the development from Sunrise Boulevard and Andrews Avenue.

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

Response: Improved and safe pedestrian traffic is being offered with this new development.

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.

Response: Existing over-head wires located within the alley reservations will be relocated in utility easements that will be granted as required for the proposed development. If any other public utilities are found to be within the vacated area, easements will be dedicated by separate instrument to the City or applicable utility.

Together with the applications, we are also providing a new Agent Authorization Letter signed by a representative of the current property owner, Andrews Project Development, LLC., which should clarify the discrepancy between the Plat application that was originally submitted and the signature block on the latest version of the Plat, sent to you via e-mail on March 22<sup>nd</sup>, 2018, hardcopy of which is attached for your reference. If need be, we will revise the name on the Plat application you have on file, and will make sure to provide updated copies of the Plat for its own City Commission consideration. We will also provide a separate Authorization Letter for the Plat file.

Thank you for your attention to this matter, and please let us know if you need anything else.

Sincerely,  
**PULICE LAND SURVEYORS, INC.**



Elizabeth Tsouroukdissian  
Platting Assistant

encl.



Dyke Tittle  
Manager - OSP Planning  
& Engineering Design

ATT Florida  
8601 W Sunrise Blvd  
Plantation, FL 33322

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

April 25<sup>th</sup> 2018

RE: Progresso Commons-Sunrise and Andrews

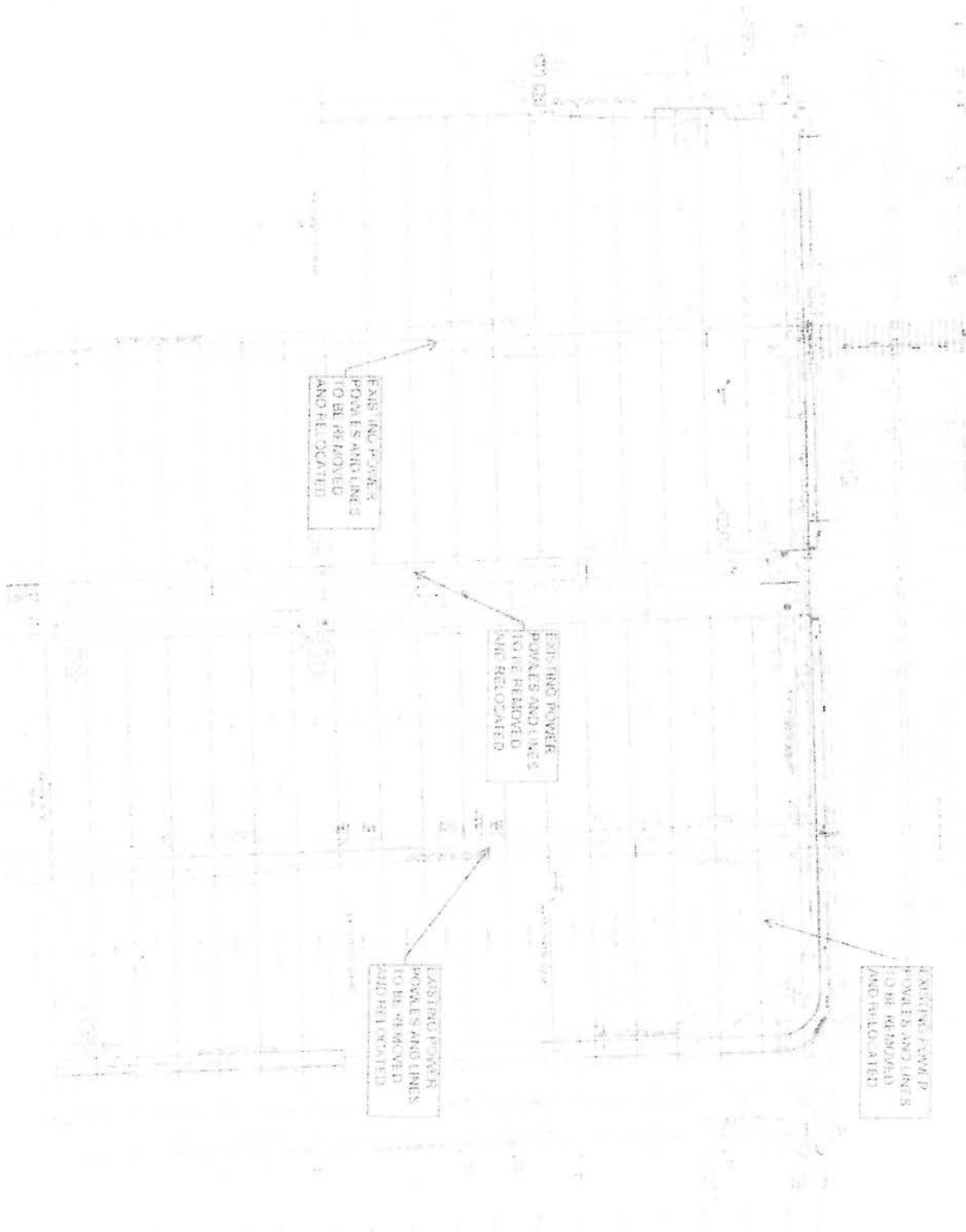
To whom it may concern,

Please be advised, AT&T has no objection to vacating the existing 15' easement in the "Alley" between NW 1<sup>st</sup> Ave & N Andrews Ave and the "Alley" between NW 2<sup>nd</sup> Ave & 1<sup>st</sup> Ave south of W Sunrise Blvd to NW 9<sup>th</sup> ST in the city of Ft. Lauderdale and further described on the attached legal description and ketch (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,

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



Rachel Ross

**From:** Maxwell-Newbold, Leonard <leonard\_maxwell-newbold@comcast.com>  
**Sent:** Wednesday, April 25, 2018 10:33 AM  
**To:** Rachel Ross; 'Cable Utilities for Comcast SFL'  
**Cc:** ChristopherT@cwsifl.com; Jane Storms; Batura, Don; Davidson, Ricardo A  
**Subject:** Comcast 9448\_B @ Progresso Commons-Letter of No Objection ( 04/25/2018\_lmn )

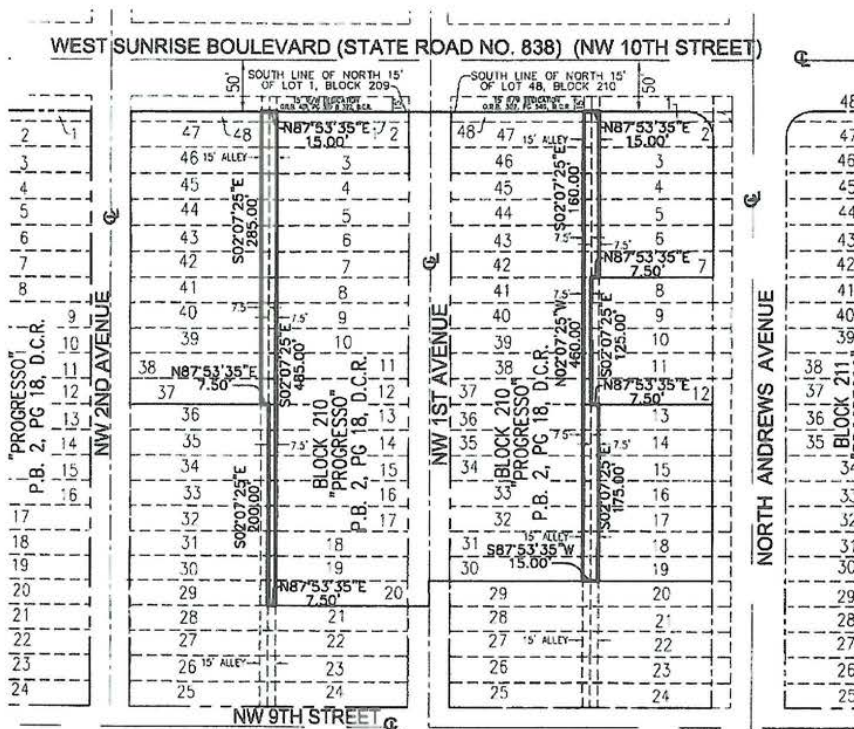
Good Morning / Afternoon

In reviewing the vacation request for both the R.O.W. and Alleys associated with the **Progresso Commons Project**, Comcast has **no conflict** with the proposed vacating of the R.O.W. and both alleys ...as outlined on the survey provided.

Thanks !



Leonard Maxwell-Newbold  
Tech 3 Network Engineering / Regional Permit Manager  
2601 SW 145<sup>th</sup> 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)





Florida Power & Light Company

April 25, 2018

To:  
RACHEL S. ROSS  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL RD  
SUNRISE, FL 33351

Re:  
PROGRESSO COMMONS – ALLEY VACATIONS

Dear RACHEL S. ROSS,

FPL has no objection to abandoning or vacating the above requested easement.

However, FPL has existing overhead facilities and utility easements at this site. FPL will remove our existing facilities and vacate the existing easement at this location at the customer's expense. Prior to this being done, provisions must be made, new easements secured and facilities constructed to serve any existing FPL customers that may be affected by your request.

FPL will require a complete set of plans prior to construction. These would include the survey of property, site plan, water sewer & drainage, paving, and electrical plans. As the FPL engineering process takes about three to four months, it is imperative that complete plans be provided well in advance of construction.

Please contact me at 954 717 2062 should you have any questions or concerns.

Yours truly,

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

Lucas Cornish  
Associate Engineer





4/26/2018

To: Rachel Ross

Police Land Surveyors, Inc. 5381 Nob Hill Road Sunrise, FL 33351

From: TECO Peoples Gas

Re: Vacation of alley ways

West Sunrise Blvd. east to North Andrews Ave. south to NW 9<sup>th</sup> Street and west to NW 2<sup>nd</sup> Ave. Fort Lauderdale, FL, Broward County

ATTN: Pulice Land Surveyors

Thank you for contacting TECO Gas Company about the proposed vacation at the above referenced location. TECO gas has NO objection to this vacating of both alleys.

If I can be of further assistance, please do not hesitate to call me at 813-275-3783

Sincerely;

A handwritten signature in blue ink, appearing to read "Joan Damning".

Joan Damning

Administrative Specialist

Peoples Gas

Distribution Engineering

8416 Palm River Road

Tampa, FL 33619

Office: 813-275-3783

Ext. 33783







April 25, 2018

Ms. Rachel Ross  
Pulice Land Surveyors, Inc.  
5381 Nob Hill Road  
Sunrise, FL. 33351

Subject: **Proposed Alley Easement Vacation for Progresso Commons**

Dear Ms. Ross,

This letter is in response to your request for a no objection letter regarding the proposed alley vacations in Progresso Commons described as follows:

A portion of the 15 foot wide alley dedications lying within the following described lots in Blocks 209 and 210, "Progresso". According to the Plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Miami-Dade County, Florida, more specifically described as follows:

The west 7.5 feet of lots 1 through 20, inclusive, and the east 7.5 feet of lots 37 through 48, inclusive, block 209; containing 5,775 square feet (0.1326 acres), more or less. And the west 7.5 feet of lots 1 through 7, inclusive, and lots 13 through 19, inclusive, and the east 7.5 feet of lots 30 through 48, inclusive, block 210; containing 5,963 square feet (0.1369 acres), more or less.

All lying south of the south right-of-way line of west Sunrise Boulevard (State Road No. 838) (NW 10<sup>th</sup> Street) said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, containing a combined area of 11,738 square feet (0.2695 acres), more or less.

Based on review the documents provided and our assessment of City records, it appears there are no City facilities located within either alley. The City of Fort Lauderdale has **No Objection** to the proposed vacation of the two alleys described above provided that the vacation is conditioned upon the relocation, removal, or proper abandonment of any facilities found. Any relocation, removal, or abandonment of the existing utilities must be conducted with approved engineering plans, at the developer's expense and the relocated, removed, or abandoned utilities would be required to be inspected and accepted by the Department of Sustainable Development.

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

Sincerely,

Rick Johnson  
Utilities Distribution and Collection Systems Manager  
949 NW 38<sup>th</sup> Street, Fort Lauderdale, Florida, 33309  
Ph: 954-828-7809 | email: [rjohnson@fortlauderdale.gov](mailto:rjohnson@fortlauderdale.gov)

**PUBLIC WORKS DEPARTMENT**

949 N.W. 38<sup>TH</sup> STREET, FORT LAUDERDALE, FLORIDA 33309  
TELEPHONE (954) 828-8000, FAX (954) 828- 7897X

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)