



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	E18004
Date of complete submittal	February 1, 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.

Page 2: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** for all City Commission hearings of development applications according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: _____
CITY COMMISSION

CASE NO. _____

APPLICANT: Lennar Homes, LLC

PROPERTY: 2807 SW 15th Avenue, Fort Lauderdale, FL 33315

PUBLIC HEARING DATE: _____

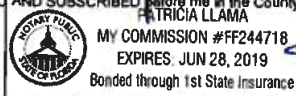
BEFORE ME, the undersigned authority, personally appeared Craig McPherson, who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
- The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
- That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning five (5) calendar days prior to the date of Public Hearing, and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
- Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 31 day of January, 2018

(SEAL)



NOTARY PUBLIC

MY COMMISSION EXPIRES: June 28, 2019

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.1 of the City of Fort Lauderdale ULD, I will forfeit my sign deposit. _____ (Initial here)

Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

February 7th, 2018
Updated March 18th, 2018

City of Fort Lauderdale
Urban Design & Planning
700 NW 19th Avenue
Fort Lauderdale, FL 33311

RE: Lennar Homes, LLC Application for Easement Vacation at 2807 NW 15th Avenue in the City of Fort Lauderdale (5042-2150-0010)

Lennar Homes, LLC ("Applicant") is requesting approval for the vacation of an five (5) foot wide utility easement running along the entire internal perimeter of the Property located at 2807 NW 15th Avenue in the City of Fort Lauderdale ("City") and further identified by Broward County folio number 5042-2150-0010 ("Property"). The Property is located just east of Interstate-95 and south of State Road 84 and is commonly referred to as the Reserve at Edgewood. The site is currently vacant and has been approved for the development of 105 two-story townhouse dwelling units. The Reserve at Edgewood Plat, recorded as P.B. 183, Pages 9 and 10, indicates the five (5) foot utility easement around the perimeter of the Property (**Exhibit A**). The easement may be more specifically identified by the provided sketch and legal description (**Exhibit B**). The Applicant is requesting the City approve the easement vacation to allow for the effective development of the site.

Lennar Homes, LLC is one of the nation's leading homebuilders with many successful, high quality projects in Broward County. The proposed development of the Property will include the development of 102 Mediterranean style townhome units in five different models. The structures have been designed with attractive façade elements and specific attention was paid to ensure variation in building massing and enhanced landscaping that will prevent a monotonous street of garage doors. The Applicant is proposing to develop a complete family-oriented community that will provide amenities such as a pool and cabana as well as a security entrance gate.

The approved site plan and proposed changes to same are designed to accommodate utility accessibility to and within the site without need of the existing utility easement. The proposed development and associated request to vacate the previously described easement are in compliance with the regulations provided pursuant to Section 47-25.2, Adequacy Requirements, and Section 47-24.7.A.4, Criteria for Vacation of Easement, of the City's Unified Land Development Regulations ("ULDR").

Section 47-25.2 Adequacy Requirements

The Applicant has taken all appropriate steps to ensure that all adequacy requirements established in Section 47-25.2 of the ULDR are satisfied. The concurrent administrative review (Case No. R15010) of the proposed site plan modifications has allowed the City to review the proposed development in terms of adequacy related to communications networks, drainage, environmental impacts, fire protection, open space, security, water, wastewater, solid waste, stormwater, transportation, and all other forms of utility facilities. Any requirements for mitigation have been addressed and all adequacy requirements of Section 47-25.2 have been confirmed as satisfied with the administrative approval of the proposed development plan.

Section 47.24.7.A.4 Criteria for Vacation of Easement

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

The Applicant has notified all utilities known to have an interest in the above-referenced easement. All applicable utility companies were contacted to obtain consent regarding the vacation of the easement, and it was confirmed that the easement is not currently in use by any City or private utility facilities and is not needed for public 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.

All utilities have been accounted for through cooperation with all utility providers that have provided consent and support in the vacation of this easement and planned relocation of the utilities. The Applicant acknowledges that any City or other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the Applicant's expense and the relocated facilities shall require inspection and approval by the applicable agency. The proposed relocation of utility easements is necessary to provide adequate utility facilities in an efficient network to serve all units of the proposed development. The utility facilities are intended to be located as indicated in the relocation plan for the proposed easement (**Exhibit C**).

The Applicant is requesting that the City approve vacation of the five (5) foot utility easement located along the perimeter of the Property based on the information provided above and the accompanied application package. Thank you for your review of this application. Please contact me at (954) 527-6209 if you require any additional information regarding this request for vacation of the utility easement.

Exhibit A

The Reserve at Edgewood Plat P.B. 183, Page 9-10

'RESERVE AT EDGEWOOD'

A REPLAT OF A PORTION OF TRACTS 25 AND 26, F.A. BARRETT'S SUBDIVISION OF THE WEST ONE-HALF (W. 1/2) OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, PLAT BOOK 1, PG. 46 MIAMI-DADE COUNTY RECORDS AND A PORTION OF PARCEL "A" OF LAUDERWOOD AMENDED, PLAT BOOK 36, PG. 14 BROWARD COUNTY RECORDS AND A PORTION OF LOTS 1 AND 2 OF BLOCK 13, LAUDERWOOD, PLAT BOOK 9, PG. 61 BROWARD COUNTY RECORDS CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PLAT BOOK **113** PG. **9**
SHEET 1 OF 2 SHEETS

INSTR # 114191960.
Page 1 of 2
Recorded 02/07/2017 at 08:58 AM

LEGAL DESCRIPTION:

A PORTION OF TRACTS 25 AND 26, "F.A. BARRETT'S SUBDIVISION" OF THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PG. 46, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND A PORTION OF LOTS 1 AND 2, BLOCK 13, AND THE 10 FOOT ALLEY CONTIGUOUS TO THE NORTH LINE OF SAID LOT 1, AND THE 15 FOOT ALLEY CONTIGUOUS TO THE WEST LINE OF LOTS 1 AND 2, BLOCK 13, "LAUDERWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PG. 61, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF PARCEL "A", "LAUDERWOOD AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PG. 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALL OF SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 26 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ON AN ASSUMED BEARING OF SOUTH 87°52'30" WEST ON THE NORTH LINE OF SAID TRACT 26, FOR 50.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. 15TH AVENUE AS RECORDED IN DEED BOOK 412, PG. 348 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE LYING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE SOUTH 00°00'00" EAST ON SAID WEST RIGHT-OF-WAY LINE AS RECORDED IN SAID ABOVE MENTIONED DEED, AND CONTINUING ON SAID WEST RIGHT-OF-WAY LINE RECORDED IN DEED BOOK 412, PG. 348 AND DEED BOOK 422, PG. 95, ALL OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR 389.81 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, BLOCK 13, "LAUDERWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PG. 61, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING THE NORTHEAST CORNER OF LOT 20, BLOCK 1, "LAUDERWOOD AMENDED", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PG. 14, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°52'30" WEST ON SAID SOUTH LINE OF LOT 2 AND CONTINUING ON THE SOUTH LINE OF TRACT "A", "LAUDERWOOD AMENDED", FOR 965.70 FEET; THENCE NORTH 00°00'00" EAST, FOR 60.04 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID TRACT "A", "LAUDERWOOD AMENDED"; THENCE NORTH 87°52'30" EAST ON SAID NORTH LINE, FOR 148.99 FEET; THENCE NORTH 67°57'37" EAST, FOR 53.80 FEET; THENCE NORTH 02°11'06" WEST, FOR 116.77 FEET; THENCE SOUTH 88°55'15" EAST, FOR 13.88 FEET; THENCE NORTH 00°08'55" WEST, FOR 195.34 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF PARCEL "A", "MATCORP PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PG. 2, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 87°52'30" EAST ON SAID SOUTH LINE, AND CONTINUING ON THE SOUTH LINE OF BLOCK 3, "HARDWICK HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PG. 14, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR 757.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 309,564 SQUARE FEET (7.1066 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE S.S.

KNOW ALL MEN BY THESE PRESENTS: EW TOWNHOUSES LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "RESERVE AT EDGEWOOD", A REPLAT.

WITNESSES:

WITNESS: [Signature]
PRINT NAME: Julio C Torres

WITNESS: [Signature]
PRINT NAME: Yvonne Canillo

EW TOWNHOUSES LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: [Signature]
PRINT NAME: Lucy A. Mendez
TITLE: Manager

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE S.S.

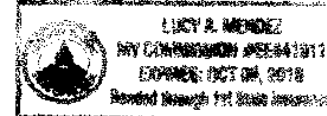
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Adolfo D. Avila, MANAGER OF EW TOWNHOUSES LLC, A FLORIDA LIMITED COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 12th DAY OF May, A.D. 2015

COMMISSION # EE841911

MY COMMISSION EXPIRES: 10/09/2016

NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Lucy A. Mendez



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 8 DAY OF FEBRUARY, A.D. 2016, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND CONFORM TO STANDARDS FOR THIRD ORDER WORK. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

Beth Burns
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

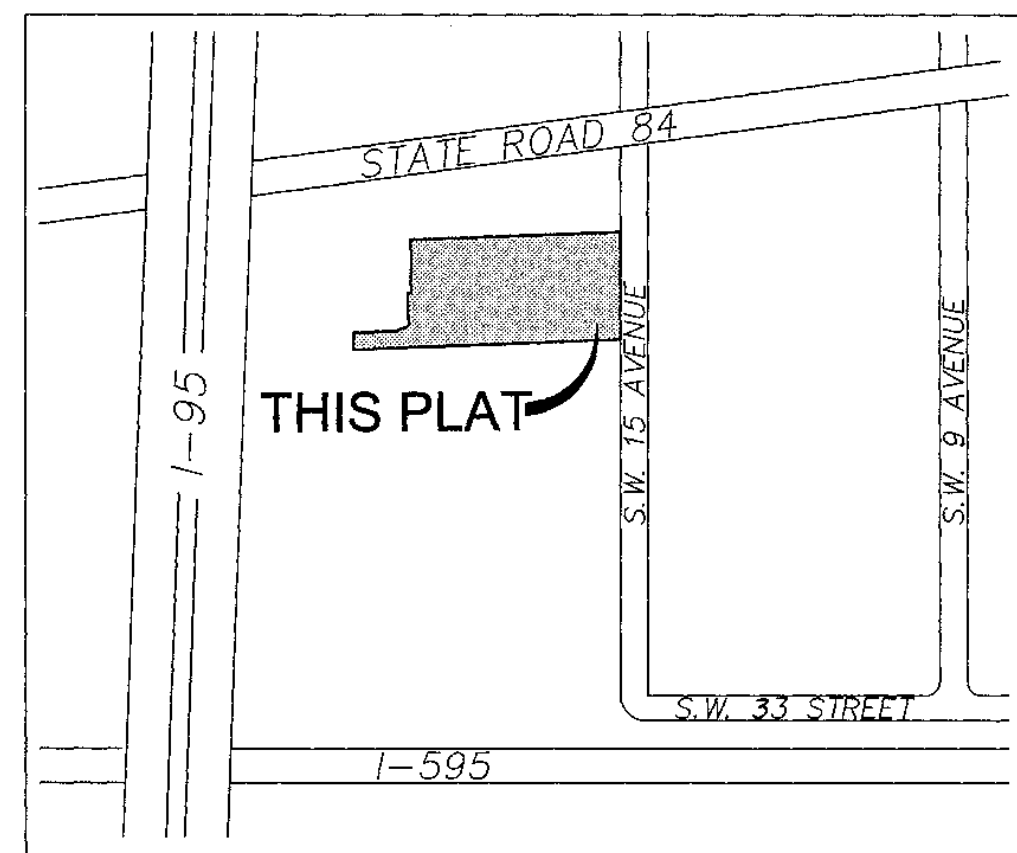
JUNE 17, 2015
DATE

PREPARED BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

954-572-1777
FAX NO. 954-572-1778
OCTOBER, 2014



LOCATION MAP
PORTION OF SECTION 21-50-42
NOT TO SCALE

MORTGAGEE CONSENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: FORT 15 LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JUNE 11, 2014, FILED IN OFFICIAL RECORDS BOOK 50875, PG. 1688, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "RESERVE AT EDGEWOOD", AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS: THE UNDERSIGNED HAVE HERETO SET THEIR HANDS AND THE CORPORATE SEAL AFFIXED THERETO THIS _____ DAY OF _____, A.D. 201__

FORT 15, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

BY: _____
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ OF FORT 15, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 201__

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 201__

NOTARY PUBLIC - STATE OF
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

EW TOWNHOUSES LLC, A FLORIDA LIMITED LIABILITY COMPANY	DEDICATION ACKNOWLEDGMENT	MORTGAGEE	MORTGAGEE ACKNOWLEDGMENT	PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	COUNTY SURVEYOR	COUNTY ENGINEER
		<u>Na</u>	<u>NA</u>				

CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN AND BY RESOLUTION NO. 15-104, ADOPTED BY SAID CITY COMMISSION THIS 19 DAY OF MAY, A.D. 2015

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 1 DAY OF JUNE, A.D. 2015

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: Jonda K. Joseph 6-1-15
CITY CLERK DATE

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE 20 DAY OF MAY, A.D. 2015

BY: [Signature] 5/20/15
CHAIR DATE
CITY OF FORT LAUDERDALE

CITY ENGINEER:

I HEREBY APPROVE THIS PLAT FOR RECORD THIS 6 DAY OF JUNE, A.D. 2015

BY: [Signature]
HARDEEP ARAND
CITY OF FORT LAUDERDALE
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 57380
STATE OF FLORIDA

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 25th DAY OF January, A.D. 2017

BY: Jo Serodia
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 23rd DAY OF April, A.D. 2015

BY: [Signature]
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 30 DAY OF January, A.D. 2017

BY: [Signature]
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 11th DAY OF August, A.D. 2015

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: [Signature] DEPUTY
BY: [Signature] MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS 7th DAY OF February, A.D. 2017 AND RECORDED IN PLAT BOOK 182 AT PG. 9, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: [Signature] DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] DATE: 1/25/17
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: [Signature] DATE: 1/30/17
RICHARD TORNESE
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40263

PLANNING FILE NO.009-MP-15

Exhibit B

Sketch & Legal Description Utility Easement



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

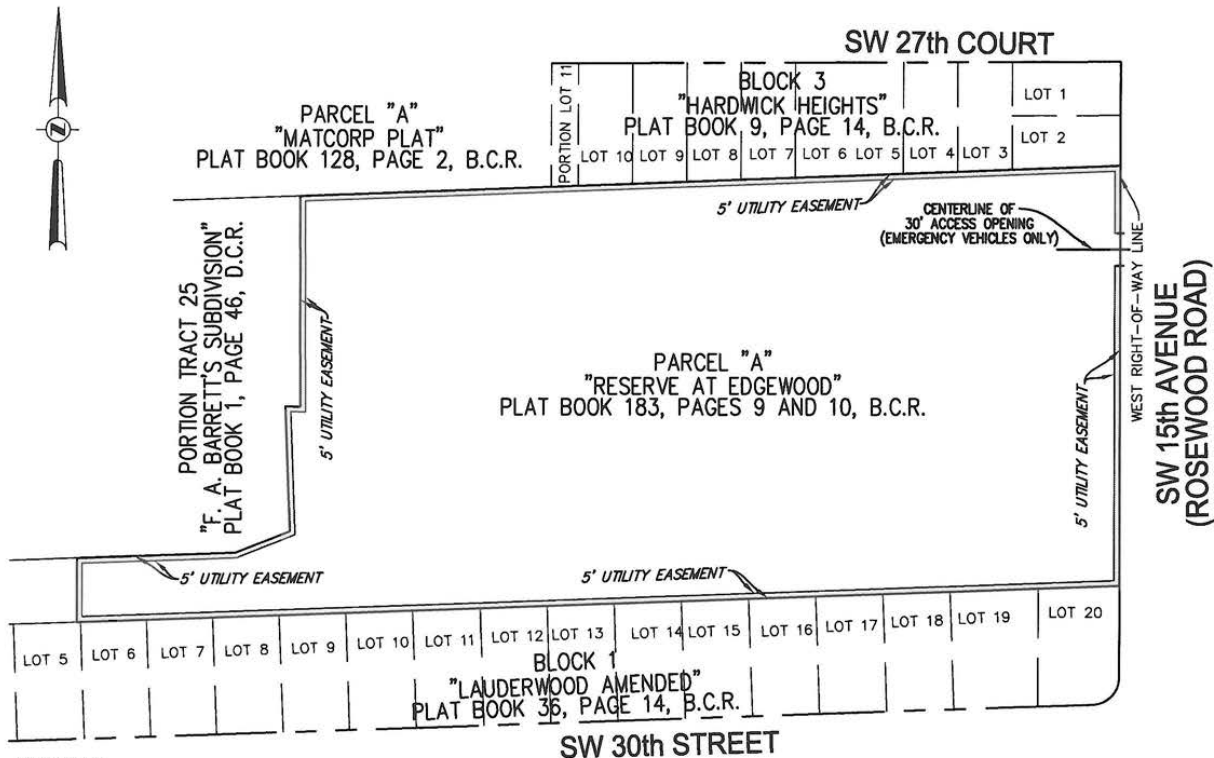
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

ALL OF THE 5' UTILITY EASEMENT LYING WITHIN AND ALONG THE BOUNDARY OF PARCEL "A", "RESERVE AT EDGEWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 9 AND 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 13,408 SQUARE FEET, MORE OR LESS.



NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: LENNAR HOMES SOUTHEAST FLORIDA

SCALE: 1"=150' DRAWN: L.S.

ORDER NO.: 64185

DATE: 1/23/18

5' UTILITY EASEMENT VACATION

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RESERVE AT EDGEWOOD

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
D.C.R. DADE COUNTY RECORDS

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - ☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA

Exhibit C

Proposed Easement Relocation Plan

1 PROPOSED EASEMENT

SCALE: 1" = 40'

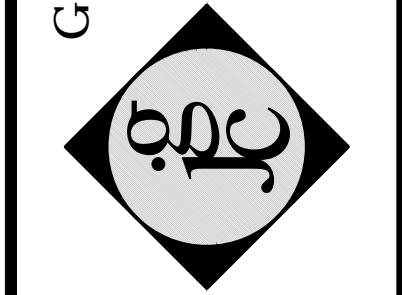


F:\2014\14-047 THE RESERVE AT EDGEWOOD\LENNAR - The Reserve at Edgewood\02-Architectural\14-047 SP-1 SP-2 SP-3 SP-4 rev 6.dwg, 3/22/2018 11:04:16 AM, DWG To PDF.pc3



REVISION	BY:

GUSTAVO J. CARBONELL, P.A.
Architect and Planner
1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
(954) 462-6565
Member American Institute of Architects



THE RESERVE AT EDGEWOOD
FORT LAUDERDALE, FL 33315

GUSTAVO J. CARBONELL
ARCHITECT, P.A.

PROPOSED EASEMENT
FLORIDA REGISTRATION
AR NO. 0007957
AA NO. 26001131

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	01/29/2018
SCALE	AS NOTED
JOB. NO.	14-047
SHEET	

ESMT-1

OF 4 SHEETS 8



Dyke Tittle
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

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

January 29th, 2018

Tyler Woolsey
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

Subject: No Objection Letter for Easement Vacation at
2807 SW 15th Ave, Fort Lauderdale, Florida

Dear Mr. Woolsey:

ATT does not object to your request for AT&T to a easement vacation of the 5' utility easement for the around the perimeter of the property at 2807 SW 15th Ave with a legal description of "RESERVE AT EDGEWOOD 183-9B PAR A" and Folio number 5042-2150-0010.

It is understood that any relocation of existing ATT facilities associated with the proposed project and encroachments will be at the owner's expense. Additional future easements in another location may be required to provide service to the proposed project.

Should you have any questions, please contact me at 954-577-5602.

Sincerely,

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

Dyke Tittle
Manager - OSP Planning &
Engineering Design

January 24, 2018



VIA EMAIL

To: Leonard Maxwell-Newbold
Comcast, Inc.
2501 SW 145th Ave, Suite 200
Miramar, FL 33027

RE: Owner intent to vacate utility easement located at 2807 SW 15th Avenue and further identified by Broward County folio number 5042-2150-0010 in the City of Fort Lauderdale

Lennar Homes, LLC intends to submit an Application for Vacation of Easement with the City of Fort Lauderdale for the above-referenced property located within the City of Fort Lauderdale in Broward County.

Please complete the following to provide acknowledgement and consent and return the signed and dated form to the contact person reference above:

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

Attachments: Sketch & Legal Description

Completed by: _____

Date: _____

Signature

(Print name, title, address and contact information)

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville | Phoenix
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.
In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.



Florida Power & Light Company

February 6, 2018

TYLER WOOLSEY
GREENSPOON MARDER LLP
200 E BROWARD BLVD, STE 1800
FORT LAUDERDALE, FL 33301

Re: 2807 SW 15TH AVENUE, FORT LAUDERDALE

Dear TYLER WOOLSEY,

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', followed by a horizontal line.

Lucas Cornish
Associate Engineer

A NEXtera ENERGY Company



Easement & Right-of-Way Vacation Letter

1/26/2018

To: Tyler Woolsey
Greenspoon Marder LLP
200 E Broward Blvd Ste. 1800
Fort Lauderdale, FL 33301

Subject: Vacation of Easement - City of Fort Lauderdale [IWOV-ACTIVE.FID11156082]

- (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

Tyler Woolsey

From: Elkin Diaz <EDiaz@fortlauderdale.gov>
Sent: Monday, March 26, 2018 8:52 AM
To: Tyler Woolsey; Rick Johnson
Cc: Raymond Meyer
Subject: RE: Reserve at Edgewood Vacation of Easement - Request for Response

Follow Up Flag: Follow up
Flag Status: Flagged

Tyler,

This email serves as confirmation that the City Stormwater Operations Division has no objection to the vacation of an unused utility easement of five (5) feet around the perimeter of the property located at 2807 SW 15th Avenue in the City of Fort Lauderdale as shown in pic below extracted from the provided plat

"RESERVE AT

A REPLAT OF A PORTION OF TRACTS 25 AND 26, F.A. BARRETT'S
21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, PLAT
AND A PORTION OF TRACT "A" OF LAUDERWOOD AMENDED,
AND A PORTION OF LOTS 1 AND 2 OF BLOCK 1
BROWARD COUNTY RECORDS, CITY OF FORT LA

PULICE LAND SURF

5381 NOB HIL
SUNRISE, FLORIDA
954-572-1777
FAX NO. 954-572-
OCTOBER, 20

SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 106 TOWNHOMES.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

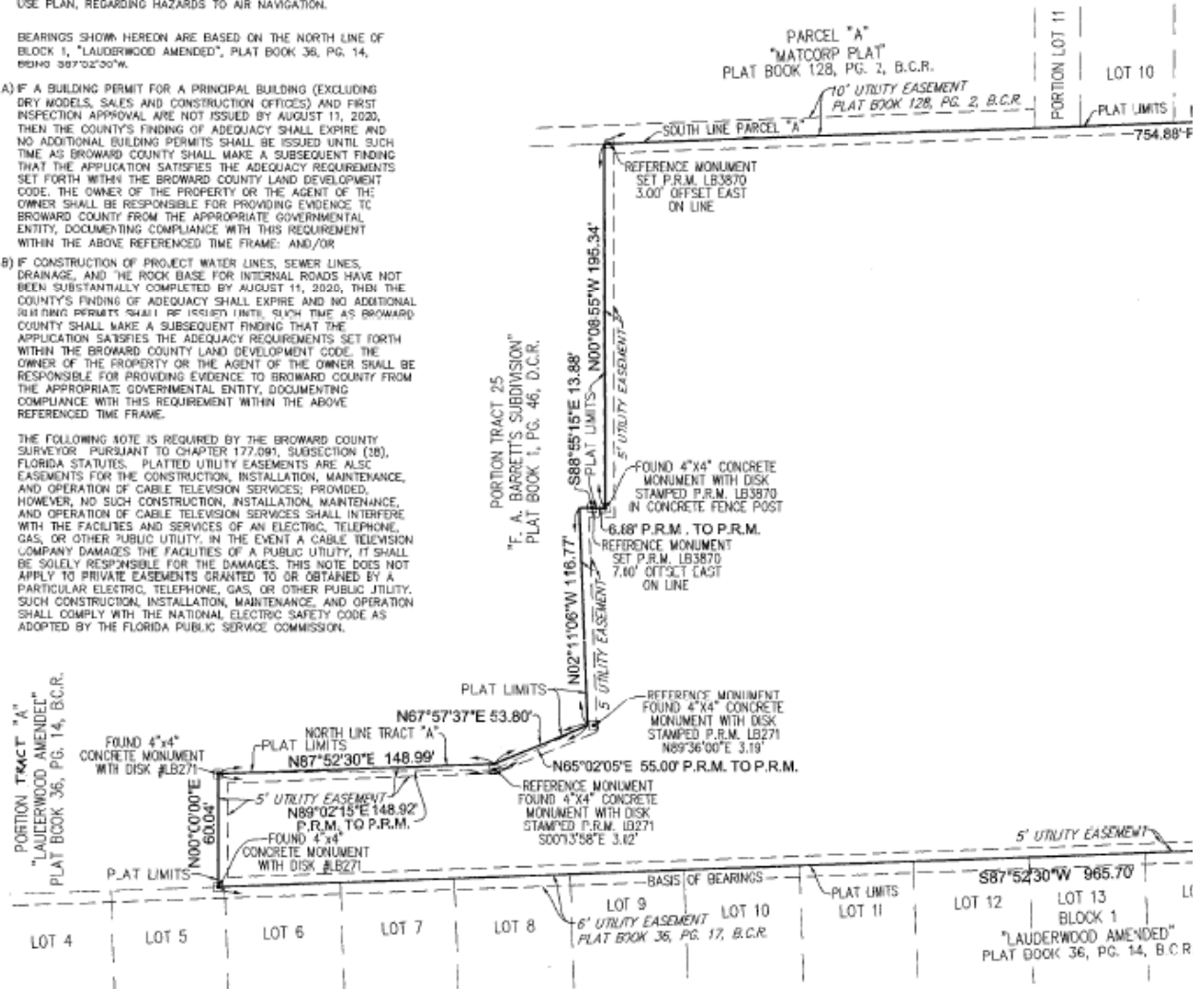
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

- 2) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 1, "LAUDERWOOD AMENDED", PLAT BOOK 36, PG. 14, BEING $S87^{\circ}02'30''W$.

- 3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY AUGUST 11, 2020, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY AUGUST 11, 2020, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (3B), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



Thank you.
Regards,

Elkin Diaz, MBA, PE, PMP
LEED Green Associate

Senior Project Manager
Public Works Department • Sustainability Division
101 NE 3rd Avenue, Suite 1400 • Fort Lauderdale, FL 33301
Office (954) 828-6539
ediaz@fortlauderdale.gov



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from city officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.



Think **Green!** Please do not print this email unless it is necessary.

From: Tyler Woolsey [mailto:Tyler.Woolsey@gmlaw.com]
Sent: Friday, March 23, 2018 4:59 PM
To: Elkin Diaz; Rick Johnson
Cc: Raymond Meyer
Subject: RE: Reserve at Edgewood Vacation of Easement - Request for Response

Good Afternoon,

I appreciate you following up to let me know. I will look forward to hearing from you again early next week. Please let me know if there is anything else you need from me on this.

Thank you,

GreenspoonMarder

Tyler Woolsey
Land Planner
Greenspoon Marder LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: (954) 527-6209
Direct Fax: (954) 333-4282
Tyler.Woolsey@gmlaw.com
www.gmlaw.com

From: Elkin Diaz [mailto:EDiaz@fortlauderdale.gov]
Sent: Friday, March 23, 2018 4:57 PM
To: Tyler Woolsey; Rick Johnson
Cc: Raymond Meyer
Subject: RE: Reserve at Edgewood Vacation of Easement - Request for Response

Hello Tyler,

Rick is out of the office for one more week. I'll get to review this request next Monday. I apologize for the delay. I've been out of the office as well due to a surgery. Thanks

Thank you.
Regards,

Elkin Diaz, MBA, PE, PMP
LEED Green Associate
Senior Project Manager
Public Works Department • Sustainability Division
101 NE 3rd Avenue, Suite 1400 • Fort Lauderdale, FL 33301
Office (954) 828-6539
ediaz@fortlauderdale.gov



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Think **Green!** Please do not print this email unless it is necessary.

From: Tyler Woolsey [<mailto:Tyler.Woolsey@gmlaw.com>]
Sent: Tuesday, March 13, 2018 12:54 PM
To: Rick Johnson; Elkin Diaz
Subject: Reserve at Edgewood Vacation of Easement - Request for Response

Good Afternoon,

I am working to complete the application requirements for the vacation of an unused utility easement of five (5) feet around the perimeter of the property located at 2807 SW 15th Avenue in the City of Fort Lauderdale. The property can be located with BC folio number 5042-2150-0010.

Presently, I'm preparing responses to the City's DRC comments as attached here for case number E18004. Comment #3 (page 2) requests that I reach out to each of you to determine if any public utilities are present and obtain a letter in response stating no objection to the vacation of this easement.

Please see the attached plat and sketch & legal of the easement to be vacated. I am not sure if you have a standard consent letter or if you would like to me to format a template. Either option is acceptable as long as the document is provided on City letterhead with appropriate signatures.

Please get back to me with an idea on what is required on our side for this aspect of the review.

I appreciate your help with this and please let me know if you need further information.

Thank you,

GreenspoonMarder

Tyler Woolsey
Land Planner
Greenspoon Marder LLP

200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: (954) 527-6209
Direct Fax: (954) 333-4282
Tyler.Woolsey@gmlaw.com
www.gmlaw.com

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A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.

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Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.



May 1, 2018

Tyler Woolsey
Greenspoon Marder LLP
200 East Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301

Subject: **Proposed 5' Utility Easement Vacation for Reserve at Edgewood**

Dear Mr. Woolsey,

This letter is in response to your request for a no objection letter regarding the vacation of the 5' utility easement along the border of the project property as shown on the provided survey and site plan. Based on review the documents provided and our assessment of City records there are City sewer facilities located within the utility easement on the east edge of the property. The City of Fort Lauderdale has **no objection** to the proposed vacation of the 5' Utility Easement provided the vacation is conditioned upon the relocation, removal, or proper abandonment of any facilities found and upon the dedication of utility easements back to the City for any facilities that are to remain. 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 are 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 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