

Page 1: PZB ROW Vacation - 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	118006
Date of complete submittal	9/12/18

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

Property Owner's Name	Broward County Board of County Commissioners
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	115 S. Andrews Avenue Fort Lauderdale, FL 33301
E-mail Address	fesposito@bphi.org
Phone Number	954-779-3990
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	Keith and Associates/Broward Partnership for the Homeless, Inc.
Applicant / Agent's Signature	<i>[Signature]</i>
Address, City, State, Zip	301 E Atlantic Blvd Pompano Beach, FL 33060
E-mail Address	mvondermeulen@keithteam.com
Phone Number	954-788-3400
Letter of Consent Submitted	Yes

Development / Project Name	Seven of Seventh
Development / Project Address	Existing: 920 NW 7th Ave. New: 920 NW 7th Ave.
Legal Description	See attached
Tax ID Folio Numbers (For all parcels in development)	504203140010
Request / Description of Project	Vacate remainder of Alley Reservation
Applicable ULDR Sections	ULDR Sec. 47-24.6 Vacation of Rights-of-Way
Total Estimated Cost of Project	\$ N/A (Including land costs)

Future Land Use Designation	Northwest Regional Activity Center
Current Zoning Designation	NWRAC - MUE
Current Use of Property	Parking Lot

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 how they meet one of the following provisions:

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.

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.
Leonard Maxwell-Newbold
Engineering-Design Dept.
2601 SW 145 Ave.
Miramar, FL 33027
(954)447-8405



September 9, 2018

Mr. Anthony Fajardo, Director
 Department of Sustainable Development
 City of Fort Lauderdale
 700 NW 19th Avenue
 Fort Lauderdale, FL 33311

**RE: Alley Reservation Abandonment Application - Adequacy Statement
 Broward Partnership for the Homeless, Inc.**

Dear Mr. Fajardo;

The Broward County Board of County Commissioners and the Broward Partnership for the Homeless, Inc., are requesting approval for the vacation of a portion of a 15 foot wide alley reservation which is situated directly north of NW 9th Street, between NW 6th Ave. and NW 7th Ave. within the City of Fort Lauderdale. The alley reservation to be vacated can be further identified by the folio number 504203140010. The right-of-way is located in Block 204, Lots 16-34 of the Progresso Plat, as recorded in plat book 2, page 18 of the Dade County Public Records. The area of the alley reservation is currently being use as parking for the homeless shelter. The proposed future improvements which include a multi-story mixed use building are in conflict with the alley reservation, which prompts the applicant's vacation request to allow for effective development of the site. The alleyway reservation to be vacated can be further described by the Sketch and Legal Description included with this submittal

Below are the responses the City's Adequacy Requirements found in Sec. 47-25.2.

A. Applicability. The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

Response: Acknowledged.

B. Communications network. Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Corporate Office
 301 E. Atlantic Blvd
 Pompano Beach
 FL 33060
 954.788.3400

Miami-Dade County
 2160 N.W. 82 Ave
 Doral
 FL 33122
 305.667.5474

Broward County
 2312 S. Andrews Ave
 Fort Lauderdale
 FL 33316
 954.788.3400

Palm Beach County
 120 N. Federal Hwy
 Suite 208
 Lake Worth, FL 33460
 561.469.0992

St. Lucie County
 2325 S.E. Patio Cir.
 Port St. Lucie
 FL 34952
 954.788.3400

Orange County
 2948 E. Livingston St.
 Orlando
 FL 32803
 954.788.3400

Response: Acknowledged.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2½) inches of runoff from the impervious surface whichever is greater.

Response: There are no drainage facilities or stormwater facilities within the alley reservation.

D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.
- b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
- c. Broward County Ordinance No. 84-60.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: It is not anticipated that there are any environmentally sensitive lands on or in the vicinity of the alley reservation.

E. Fire protection. Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Response: The future project after the alley reservation is abandoned will be designed to meet all fire protection requirements and the proposed building will be fully sprinklered.

F. Parks and open space.

1. The manner and amount of providing park and open space is as provided in [Section 47-38A](#), Park Impact Fees, of the ULDR.

2. No building permit shall be issued until the park impact fee required by [Section 47-38A](#) of the ULDR has been paid in full by the applicant.

Response: Not Applicable.

G. Police protection. Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Response: Acknowledged. The future project will designed to be consistent with CPTED guidelines and principles.

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and

applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. Potable water facilities.

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

Response: There are no potable water facilities within the alley reservation.

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.
3. Where the county is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: There are no sanitary sewer facilities within the alley reservation.

J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or [section 47-38C](#). Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

Response: Not Applicable.

K. Solid waste.

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service

provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Not applicable. The alley reservation does not generate any solid waste.

L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: There are no stormwater facilities within the alley reservation.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

Response: Not Applicable.

4. Traffic impact studies.

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both,

within one-half (½) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (½) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:

- i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
- ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
- iv. A further detailed analysis and any other information that the review committee considers relevant.
- v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Not applicable the alley reservation does not generate traffic.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: This application is an abandonment of an alley reservation.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: Sidewalk facilities exist on all four street surrounding the Broward Partnership for the Homeless, Inc. property.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: Not Applicable.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms,

and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

Response: Acknowledged.

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of [Section 47-21](#), Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

Response: Not Applicable.

N. Wastewater.

1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Not Applicable.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: Not Applicable.

P. Historic and archaeological resources.

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: It is not anticipated that there are any historic or archaeological resources on or in the vicinity of the alley.

Q. Hurricane evacuation. If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

Response: This project is not located east of the Intracoastal Waterway.

We look forward to working with you on this exciting project.

Respectfully Submitted,



Mike Vonder Meulen, AICP
Director of Planning

Cc: Dodie Keith Lazowick, Chair Broward Partnership
Frances Espisito, CEO Broward Partnership
Mr. Mitch Rosenstein
Mr. Oscar Sol
Debbie M. Orshefsky, Esq.



May 14, 2018

NO OBJECTION LETTER

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

Roya Edwards
301 East Atlantic Boulevard,
Pompano Beach, Florida 33060
954.788.3400


RE: Petitioner/Owner Intends to Abandon a 15' Right-Of-Way Easement (Block 204, Lots 16-34 of the Progresso Plat (P.B. 2, PG. 18, M.D.C.R))

**Location: Intersection of NW 7th Avenue and NW 9th Street in Fort Lauderdale, FL
Folio Number: 50203140010**

The undersigned intends to submit an Easement Vacation Application to the City of Fort Lauderdale and Broward County Board of County Commissioners for the above referenced property.

Please complete the following, and return the signed and dated form to the Petitioner/Contact person reference above.

1. _____ We have no objection to the vacation.

2.  _____ Comcast has existing subgrade facilities within the limits of this abandonment of Right-of-Way request. Comcast has no objection to thie request providing the developer / owner reimburse Comcast for its relocation effort... ([Comcast muid_9491_B](#))

Completed by: _____ Date: _____

Signature
information)

(Print name, title, address, and Contact

Attatchments: Aerial, Sketch and Legal Description

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400



May 14, 2018

NO OBJECTION LETTER

To: Otis Keeve
AT&T
8601 W. Sunrise Blvd., Plantation, FL 33322

Roya Edwards
301 East Atlantic Boulevard,
Pompano Beach, Florida 33060
954.788.3400

RE: Petitioner/Owner Intends to Abandon a 15' Right-Of-Way Easement (Block 204, Lots 16-34 of the Progresso Plat (P.B. 2, PG. 18, M.D.C.R))

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Please complete the following, and return the signed and dated form to the Petitioner/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:

see attached letter

Completed by:

Date:

OTIS KEEVE
Signature
information)

AT&T Util. Coord.
(Print name, title, address, and Contact

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400



Otis T. Keeve
Utility Coordinator
Broward Engineering

AT&T Florida
8601 West Sunrise Boulevard
Plantation, FL 33322

T: 305 428-0510
C : 954 309-0753
OK1184@att.com

May 15, 2018

Keith
Roya Edwards
301 East Atlantic Boulevard
Pompano Beach, Florida 33060

RE: Request for Abandon of ROW
Block 204, lots 16-34 of the progresso Plat (P.B. 2, PG. 18, M.D.C.R)
Folio #- 494202001050

Roya:

This letter shall serve as notice that AT&T Florida has no objection to the above mention abandonment. However, the owner/ developer must assume any cost associated with the relocation of utilities if required, and a new recorded easement will need to be dedicated to encompass the existing AT&T facilities, and to allow AT&T to provide service to the proposed and/or existing properties in the future.

Please contact me for any additional information you may require in this regard.

A handwritten signature in black ink, appearing to read "Otis Keeve", written over a horizontal line.

Otis Keeve
Mgr OPS Planning/Design
Utility Coordinator



Florida Power & Light Company

May 15, 2018

To:
ROYA EDWARDS
KEITH
301 E ATLANTIC BLVD, POMPANO BEACH

Re:
15' Right-Of-Way Easement (Block 204, Lots 16-34 of the Progresso Plat (P.B. 2, PG. 18, M.D.C.R.))

Dear ROYA EDWARDS,

FPL has no objection to abandoning or vacating the above right of way.

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 long horizontal line.

Lucas Cornish
Associate Engineer

A NEXTERA ENERGY Company



May 22, 2018

NO OBJECTION LETTER

To: David Rivera
TECO Peoples Gas
5101 SW 21st Ave. Fort Lauderdale, FL 33309

Roya Edwards
301 East Atlantic Boulevard,
Pompano Beach, Florida 33060
954.788.3400

RE: Petitioner/Owner Intends to Abandon a 15' Right-Of-Way Easement (Block 204, Lots 16-34 of the Progresso Plat (P.B. 2, PG. 18, M.D.C.R))

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Folio Number: 50203140010

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Please complete the following, and return the signed and dated form to the Petitioner/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:

PGS: Distribution Engineering

Joan Domning

8416 Palm River Rd. Tampa, FL 33619

Admin Specialist
jdomning@tecoenergy.com

Date: _____

5-22-18

Signature

Joan A. Domning

(Print name, title, address, and Contact information)

Attachments: Aerial, Sketch and Legal Description



Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
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