



SUSTAINABLE DEVELOPMENT – URBAN DESIGN PLANNING

RIGHT-OF-WAY/EASEMENT APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017
I.D. Number: ROWEA

DEVELOPMENT REVIEW COMMITTEE (DRC) Right-of-way / Easement Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Other Property & Right-of-Way related items for discussion

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

Other Property & Right-of-Way related items for discussion: the application and submittal requirements are attached on the last page of this application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, license, encroachment, water and sanitary sewer agreements, shall be preceded by the execution and filing of the following application form and the payment with said application fee of \$100.00, (Ordinance No. C-84-65), which shall be nonrefundable. This application must be presented and the fee paid before agreement is prepared or considered. If publication is necessary, applicant agrees to pay the cost of such publication

<input checked="" type="checkbox"/>	Easement Vacation	\$ 680.00
<input type="checkbox"/>	Right-of-Way Vacation	\$ 780.00
<input type="checkbox"/>	Agreements with the City *	\$ 100.00
<input type="checkbox"/>	Other Property & Right-of-Way related items for discussion	\$ 100.00

* Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, revocable license, encroachment, water and sanitary sewer agreements)

Page 1: DRC Vacation / Agreements - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

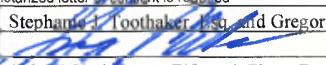
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Town Development Co.
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address: City, State, Zip	3000 N. Federal Highway, A-1-A, Fort Lauderdale, FL 33306
E-mail Address	jgreenbaum@gmail.com
Phone Number	954-565-0355
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Stephanie L. Toothaker, Esq. and Gregory McAloon, Esq.
Applicant / Agent's Signature	
Address: City, State, Zip	110 SE Sixth Street, Fifteenth Floor, Fort Lauderdale, FL 33301
E-mail Address	sjt@trippscott.com; gmc@trippscott.com
Phone Number	
Letter of Consent Submitted	Yes

Development / Project Name	Cumberland Farms
Development / Project Address	Existing: 333 E Sunrise Boulevard New: Same
Legal Description	See provided quit claim deeds.
Tax ID Folio Numbers (For all parcels in development)	4942-34-04-8490; 4942-34-04-8500; 4942-34-04-8471
Request / Description of Project	Vacate the 15-foot north-south utility easement bisecting the Property to allow the construction of the proposed Cumberland Farms.
Applicable ULDR Sections	47-24.7
Total Estimated Cost of Project	\$ N/A (Including land costs)

Current Land Use Designation	Commercial
Current Zoning Designation	B-2
Current Use of Property	Vacant

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.				
Name and Signature	Folio Number	Subdivision	Block	Lot

NOTE: Applicant must indicate if/how the following provisions are met:

1. All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relocation plan; and
2. The owner of the utility facilities must consent to the vacation; or
3. A utilities easement must be retained over the area or portion thereof; or
4. An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
5. Any combination of same and utilities maintenance are not disrupted.
6. Applicants shall satisfactorily support vacation requests by addressing each point listed in Sections 47-24.6 and 47-24.7 of the city's Unified Land Development Regulations (ULDR) as applicable.

TECO, Peoples Gas
5101 NW 21st Avenue
Fort Lauderdale, FL 33309
(954) 453-0817, (954) 453-0804 fax

Florida Power and Light
Service Planning
3020 N.W. 19 St.
Fort Lauderdale, FL 33311
(954) 717-2057, (954) 717-2118 fax

BellSouth
8601 W. Sunrise Blvd., 2nd Floor
Plantation, FL 33322
(954) 476-2909

Comcast, Inc.
2501 SW 145 Ave, Suite 200
Miramar, FL 33027
(954) 534-7417, (954) 534-7083 fax

Page 2: Required Documentation

INSTRUCTIONS: An application for a vacation of an easement, a right-of-way or other public place shall be reviewed in accordance with all applicable provisions of ULDR Sec. 47-24.6 Vacation of Rights-of-Way and/or Sec. 47-24.7 Vacation of Easement.

One (1) copy of the following documents:

- ☐ Completed application (all pages filled out as applicable)
- ☐ Proof of ownership (warranty deed or tax record), including corporation documents if applicable. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
- ☐ Property owners signature and/or agent letter signed by the property owner.
- ☐ Traffic study for projects that meet the trip threshold (see Sec. 47-24 or contact DRC Engineering Rep.)
- ☐ Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

The following number of Plans:

- ☐ One (1) original set, signed and sealed at 24" x 36"
- ☐ Six (6) copies sets, with plans at 11" x 17"
- ☐ One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- ☐ **Narrative** describing project specifics, to include: architectural style and important design elements, utilities affected and the plan to address them, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Cover sheet** including project name and table of contents.
- ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☐ **Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal. A current certified boundary survey (within last 6 months) is required for "agreements with City of Fort Lauderdale applications".
- ☐ **Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave.
- ☐ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☐ **Sketch and legal description** of easement or ROW proposed to be vacated (must be prepared by Engineer or Surveyor).

NOTES:

- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;

Applicant's Affidavit		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Urban Design & Planning Division use only:	
Print Name	<u>Gregory McAlon</u>	Date	_____
Signature	<u>[Signature]</u>	Received By	_____
		Tech. Specs Reviewed By	_____
Date	_____	Case No.	_____

Page 3: Property & Right-of-Way related items for discussion

APPLICATION FORM

Legal name of applicant – (if corporation, names and titles of officers as well as exact name of corporation – if individuals doing business under a fictitious name, correct names of individuals (must be used). Not fictitious name:

NAME: _____ PHONE: _____

APPLICANTS ADDRESS: _____

IF UNAVAILABLE CONTACT: _____ RELATIONSHIP OR TITLE _____

ADDRESS: _____

ADDRESS AND LEGAL DESCRIPTION OF PREMISES OR AREA AFFECTED:

SITE ADDRESS: _____ ZONED: _____

LEGAL DESCRIPTION: _____

DISCUSSION ITEM: _____

APPLICANTS SIGNATURE & TITLE

NOTICE TO APPLICANT

1. Payment –\$100.00 application fee payable to the City of Fort Lauderdale.
2. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
3. Project Description – Briefly describe the proposed project, any items to explain the request and related property and/or right-of-way items.
4. Six (6) copies, size 11"x17" of Land Surveyor's sketch of plan delineating the area including legal description, property and/or right-of-way lines. Current certified boundary survey (within last 6 months).
5. Ground photos of the area and other material to depict the project.



STEPHANIE J. TOOTHAKER
Direct Dial: 954.765.2905
Email: sjt@trippscott.com

GREGORY A. MCALOON
Direct Dial: 954-765-2920
Email: gmc@trippscott.com

February 28, 2019

VIA HAND DELIVERY

DEVELOPMENT REVIEW COMMITTEE
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
URBAN DESIGN & PLANNING DIVISION
CITY OF FORT LAUDERDALE
700 N.W. 19TH AVE
FORT LAUDERDALE, FL

**Re: REVISED NARRATIVE - 333 E Sunrise Boulevard, Fort Lauderdale
Vacation of Easement Case No. E18018**

Dear Development Review Committee:

This firm represents Town Development Co., as owner and applicant, ("Applicant"), of the real property located at 333 East Sunrise Boulevard, Fort Lauderdale, FL, 33304 (the "Property"). Applicant hereby requests vacation of a fifteen foot (15') wide north-south utility easement on the Property to allow the construction of a Cumberland Farms. Please see a description of the request below.

I. Property Description and Project Specifics

The Property is approximately 1.48 acres (64,658 square feet) and is bordered by Sunrise Boulevard to the south, NE 4th Avenue to the east, and NE 3rd Avenue to the west. The Property is legally described as:

A portion of Lots 14 through 25, inclusive, all of Lots 26 through 34, inclusive, and a portion of Lot 35 Block 183 "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida.

The Property is currently vacant and does not contain any structures or improvements on the site except for certain overhead utility lines and two utility poles. Applicant has provided the demolition plan that depicts removal of the existing overhead wires and utility poles.

II. Specific Request According to the ULDR

Applicant proposes vacating the fifteen-foot (15') wide north-south utility easement which currently bisects the Property. The existing utility easement conflicts with the proposed footprint of the Cumberland Farms convenience store building.

110 Southeast Sixth Street, Fifteenth Floor • Fort Lauderdale, Florida 33301
Post Office Box 14245 • Fort Lauderdale, Florida 33302
Tel 954.525.7500 • Fax 954.761.8475 • www.trippscott.com

1741600v2 306727.0001

Fort Lauderdale • Boca Raton • Tallahassee

The fifteen-foot (15') utility easement on the Property was formerly one of the alley reservations constituting a public right-of-way as recorded in Plat Book 2, Page 18 of the Public Records of Dade County. The alley reservation affecting the Property was located from East Sunrise Boulevard to NE 11th Street, between NE 3rd Avenue and NE 4th Avenue, and more particularly described as follows:

The 15 foot alley reservation in Block 183 "PROGRESSO" as recorded in Plat Book 2 at Page 18 of the Public Records of Dade County, Florida.

The City determined that it was no longer necessary to retain the rights-of-way. As recorded in Official Records Book 11637, Page 691, of the Public Records of Broward County, the City of Fort Lauderdale City Commission vacated the fifteen-foot (15') wide alley reservations and retained a utility easement over the rights-of-way being vacated by way of Ordinance No. C-84-17. Applicant now requests the vacation of the utility easement affecting the Property and provides the following information pursuant to Sec.47-24.7, ULDR.

III. Criteria for Approval of Easement Vacation Request

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

A segment of the fifteen feet (15') wide utility easement running from East Sunrise Boulevard to NE 11th Street, between NE 3rd Avenue and NE 4th Avenue, bisects the Applicant's Property. There are existing overhead utility lines and two wooden utility poles that are planned to be removed within the portion of the easement to be vacated. FPL, AT&T, and Comcast have been contacted for the removal of the lines, and the franchise utility companies have indicated that the lines do not currently serve any other property. Therefore, the City and the public will not suffer loss or inconvenience because of the vacation of the utility easement segment. The vacation of the existing easement facilitates the construction of the proposed Cumberland Farms without adversely affecting any other public purpose.

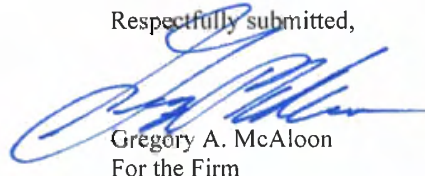
b. All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same;

There are existing overhead utility lines and two wooden utility poles that will be removed within the portion of the easement to be vacated. Applicant has coordinated with FPL, AT&T, and Comcast for the removal of the lines, and the franchise utility companies have indicated that the lines do not currently serve any other property. No private rights will be injured or endangered by the vacation of the subject utility easement segment. Moreover, the public will suffer no loss or inconvenience.

IV. Conclusion

Applicant has met the criteria for approval of this easement vacation request as evidenced by the above information. Therefore, Applicant respectfully requests approval of the vacation of the utility easement. If we can provide any additional information, or if you have any questions, please do not hesitate to contact us.

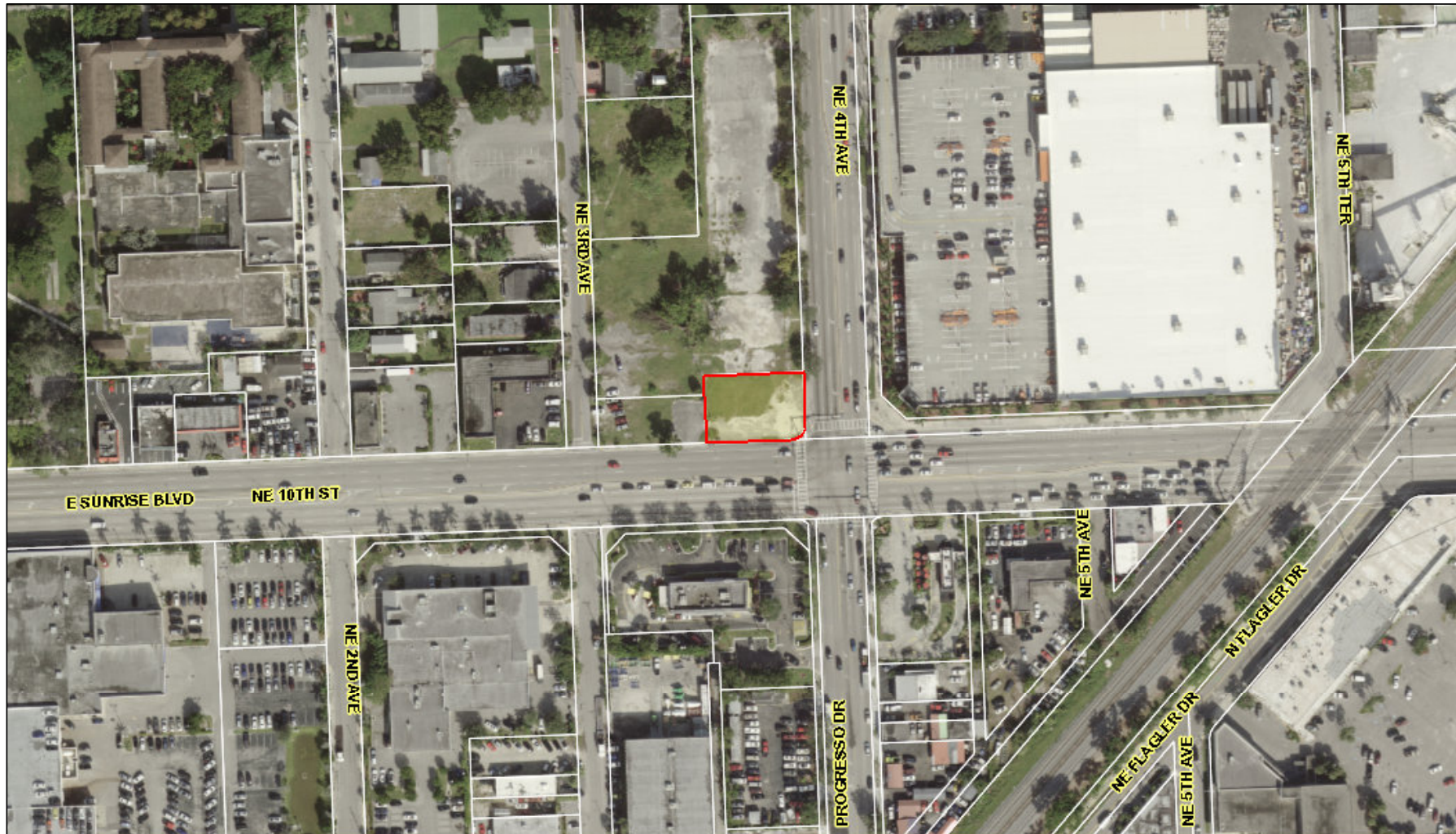
Respectfully submitted,



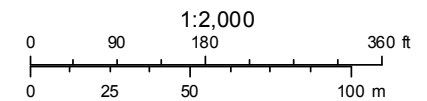
Gregory A. McAloon
For the Firm

Property Id: 494234048490

**Please see map disclaimer



September 27, 2018



Flight Date: Dec. 15, 2017 Broward County Property Appraiser

LEGAL DESCRIPTION:

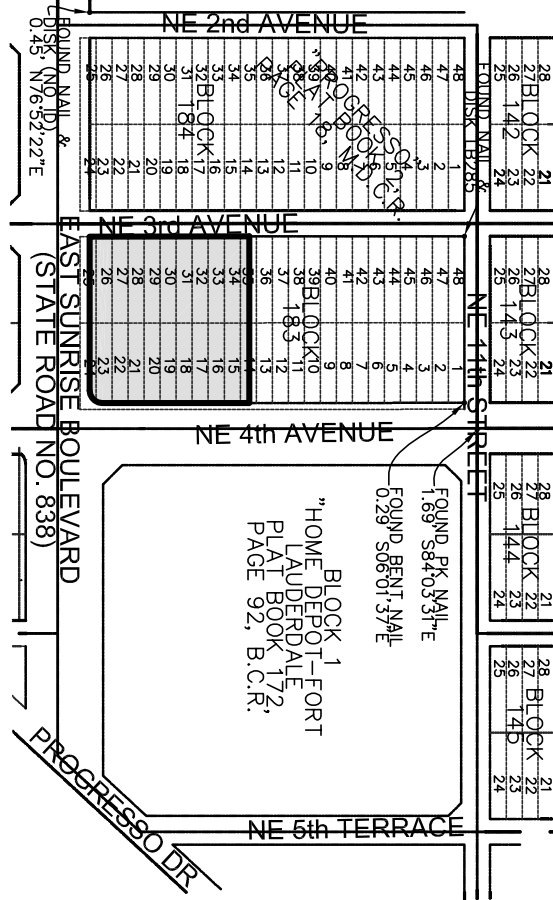
A PORTION OF LOTS 14 THROUGH 25, INCLUSIVE, ALL OF LOTS 26 THROUGH 34, INCLUSIVE, AND A PORTION OF LOT 35, BLOCK 183, "HOME DEPOT 1 LANDSCAPE", PLAT BOOK 172, PAGE 92, B.C.R., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 25, THENCE NORTH 02°07'10" WEST ALONG THE WEST LINE OF SAID BLOCK 183, ALSO BEING THE RIGHT-OF-WAY LINE OF NE 3RD AVENUE, TO THE POINT OF BEGINNING, CONTINUING ALONG SAID LINE AND SAID EAST RIGHT-OF-WAY LINE, NORTH 02°07'10" WEST 249.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 11°00' FEET OF LOT 35, THENCE NORTH 87°53'35" EAST ALONG SAID SOUTH LINE AND CONTINUING ON THE SOUTH LINE OF THE NORTH 11°00' FEET OF LOT 35, TO THE INTERSECTION WITH A LINE LYING 10.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 183, ALSO BEING THE RIGHT-OF-WAY LINE OF NE 4TH AVENUE, AS RECORDED IN MISCELLANEOUS MAP BOOK 7, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE SOUTH 02°07'10" EAST ALONG SAID PARALLEL LINE AND EAST SAID WEST RIGHT-OF-WAY LINE 229.50 FEET TO A POINT OF THE CORAVAUDE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, TO THE ON A LINE LYING 15.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 183, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF EAST SUNRISE BOULEVARD (STATE ROAD NO. 838) AS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 88110-2902, SHEET 8 OF 10, LAST REVISED 12-5-15, THENCE SOUTH 87°53'35" WEST ALONG SAID PARALLEL LINE AND SAID NORTH RIGHT-OF-WAY LINE 240.50 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 64,658 SQUARE FEET (1.4843 ACRES), MORE OR LESS.

NOTES:

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK #1875, ELEVATION: 6.099 FEET.
- 2) FLOOD ZONE: AH, BASE FLOOD ELEVATION: 6 FEET; PANEL: #25105 0369H, MAP DATE: 8/18/14.
- 3) THE SITE LIES IN SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON THE INTERSECTION RIGHT-OF-WAY LINE OF NE 3RD AVENUE BEING N02°07'10"W.
- 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES.
- 6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- 7) THIS SITE CONTAINS NO PARKING SPACES.
- 8) THE SITE IS NOT SUBJECT TO A COMMITMENT FOR TITLE INSURANCE. FILE NO. NCS-852988-HQ11, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- 9) THIS SITE LIES WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE ABOVEMENTIONED TITLE COMMITMENT.



VICINITY MAP

NOT TO SCALE

- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRS
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - NON-VEHICULAR ACCESS LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - B.C.B. BROWARD COUNTY RECORDS
 - D.C.R.D. BROWARD COUNTY RECORDS
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - FPL FLORIDA POWER & LIGHT COMPANY
 - BLACK OLIVE
 - PALE TREE
 - MANGO TREE
 - UNIDENTIFIED TREE

CERTIFICATION:

TO CUMBERLAND FARMS, INC., A DELAWARE CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY; THOMAS ENGINEERING GROUP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 9, & 11 OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

PROPOSED CUMBERLAND FARMS SITE

EAST SUNRISE BOULEVARD & NE 4TH AVENUE

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA 33304

BOUNDARY AND TOPOGRAPHIC SURVEY

ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.

538 NOB HILL ROAD

SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777

FAX: (954) 572-1778

E-MAIL: surveys@puliceandsurveyors.com

WEBSITE: www.puliceandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3570

FILE: THOMAS ENGINEERING GROUP

ORDER NO.: 83344

PLS

DRAWN BY: J.S.

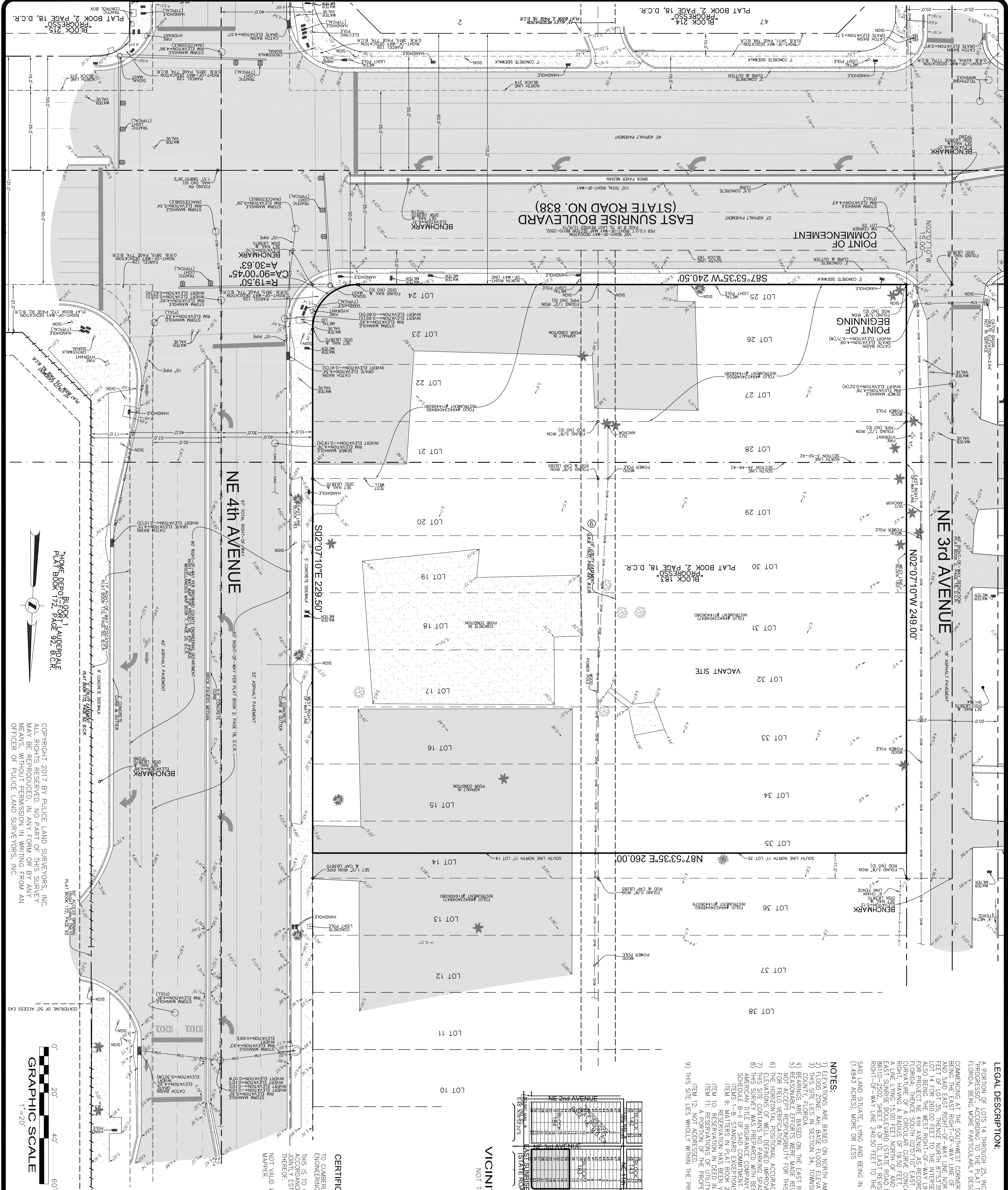
SCALE: 1" = 20'

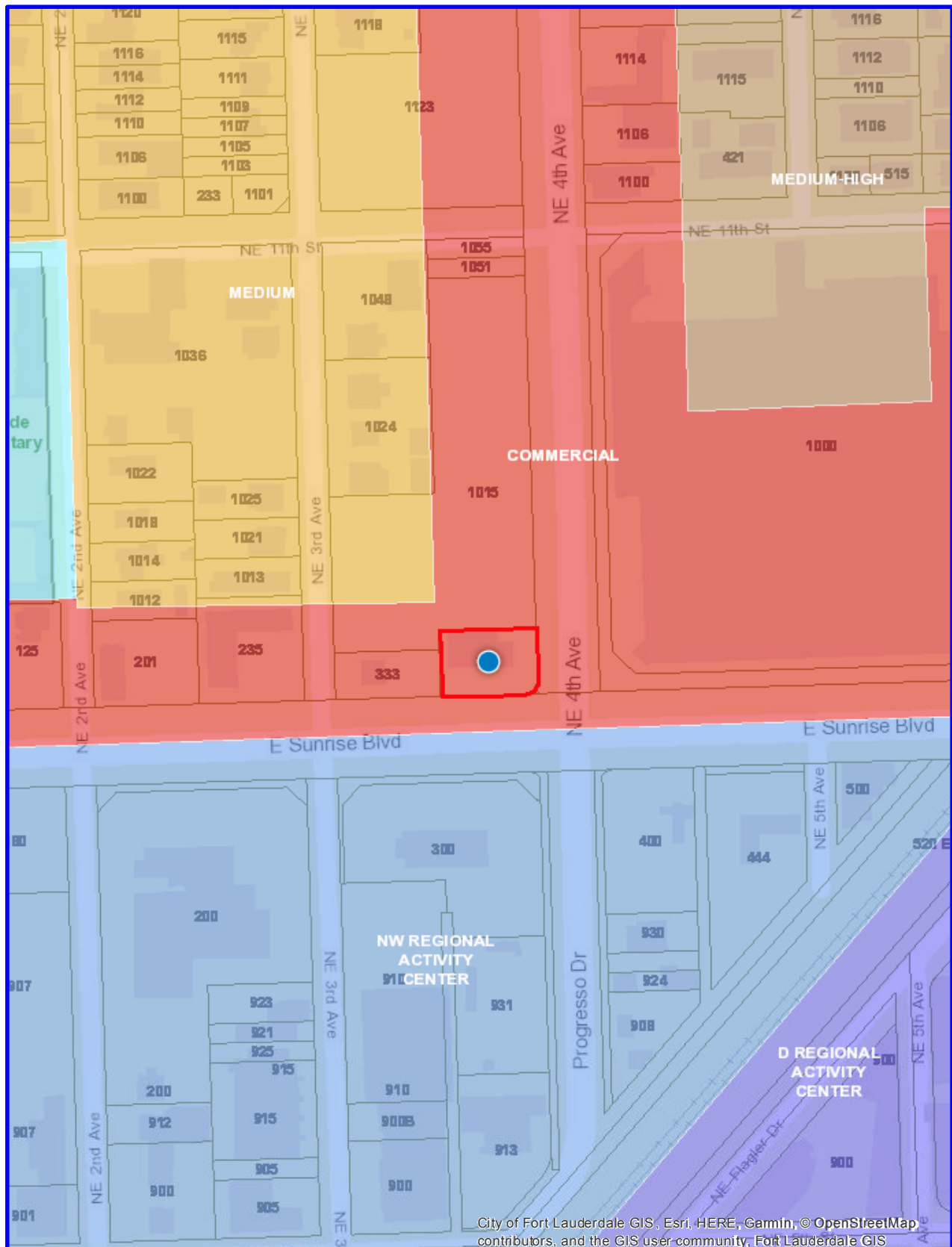
SURVEY DATE: 7/14/17

CHECKED BY: J.F.P.



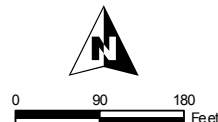
COPYRIGHT 2017 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.





CITY OF FORT LAUDERDALE

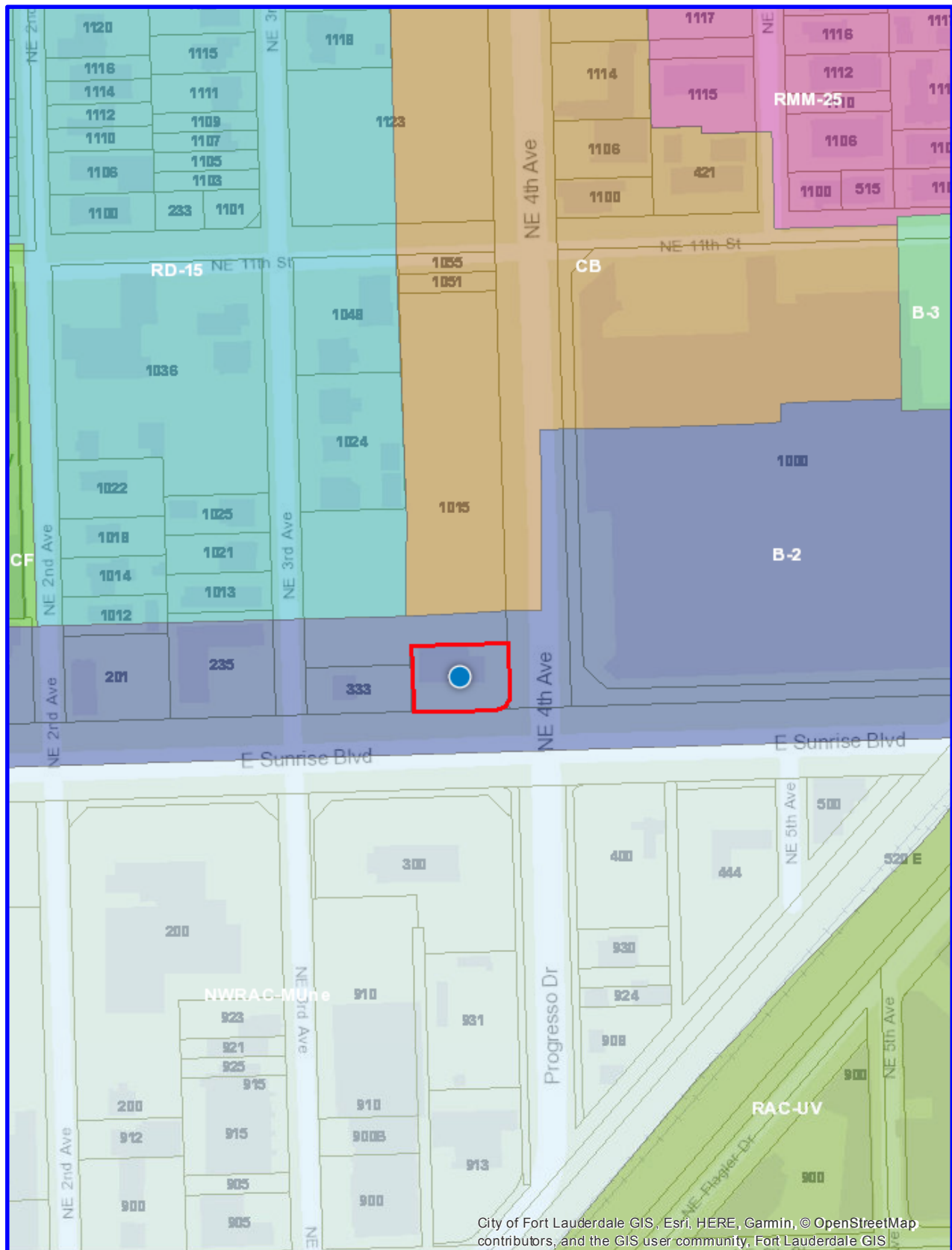
Property Reporter Map



GIS
Fort Lauderdale

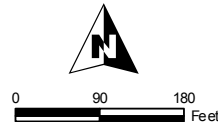
Map Created by Property Reporter GIS

Printed on: 9/27/2018



CITY OF FORT LAUDERDALE

Property Reporter Map



Map Created by Property Reporter GIS

Printed on: 9/27/2018

CAM # 19-0272

Exhibit 1

Page 10 of 16



Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027

Tuesday, November 06, 2018

Thomas B. Sternberg
110 SE Sixth Street, Suite 1500,
Fort Lauderdale, FL 33301

RE: Comcast No Objection / Utility Easement Vacation
333 East Sunrise Boulevard, Fort Lauderdale, FL 33304.
A portion of Lots 14 through 25, inclusive, all of Lots 26 through 34, inclusive, and a portion of Lot 35 Block 183 “PROGRESSO”, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida.
[Comcast muid_9732_D](#)

Dear Mr. Sternberg

Please be advised ...in reference to the proposed Easement Vacation as outlined above, Comcast has existing aerial facilities attached to the existing utility poles, However Comcast has ***no objection*** to releasing our rights to the utility easement referenced “PROGRESSO”, according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida.

Comcast has ***no objection nor conflicts*** to this subject vacation request.
Should it become necessary, Comcast will coordinate with the property owners to secure a new easement be separate instrument.

Should you have any further question, please feel free to call me at **1-754-221-1254** or e-mail at Leonard_Maxwell-Newbold@cable.comcast.com

Leonard Maxwell-Newbold
Permit Supervisor / Southern Division
11/6/2018 9:01:29 AM

cc: File
Don Batura_Comcast Area Construction Coordinator_central
City of Ft. Lauderdale Draw



10/3/2018

To: Tripp Scott Attorneys at Law
110 SE 6th St. Suite 1500 Ft. Lauderdale, FL 33301

RE: Vacation of Utility Easement

A portion of Lots 14 through 25, inclusive, all of Lots 26 through 34, inclusive, and a portion of Lot 35 Block 183 "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida.
333 East Sunrise Blvd. Ft. Lauderdale, FL 33304

From: TECO Peoples Gas

To Whom It May Concern,

Thank you for contacting TECO Peoples Gas Company regarding a vacation of utility easement at the above referenced location. After reviewing the documents you provided, TECO-Peoples Gas has NO objection to the vacate.

If you need further assistance, please do not hesitate to call me at 813-275-3783

Sincerely,

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

Joan Domning
Administrative Specialist
Peoples Gas
Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783



Dyke Tittle
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

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

October 10th, 2018

Subject: 333 East Sunrise Boulevard, Fort Lauderdale, FL 33304.

A portion of Lots 14 through 25, inclusive, all of Lots 26 through 34, inclusive, and a portion of Lot 35 Block 183 "PROGRESSO", according to the Plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Dade County, Florida.

To Whom it may concern:

ATT does not object to your request for an easement vacation of the 15' of the easement going through the property at 333 E Sunrise Blvd. Applicants property is at 333 E Sunrise Blvd and further legally described as PROGRESSO 2-18 D, a portion of Lots 14 through 25, inclusive, all of Lots 26 through 34, inclusive, and a portion of Lot 35.

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,

Dyke Tittle
Manager - OSP Planning &
Engineering Design



Florida Power & Light Company

October 2, 2018

MAXWELL KAPLAN
6300 NW 31ST AVE
FORT LAUDERDALE, FL 33309

Re: CUMBERLAND FARMS - SUNRISE BLVD & NE 4TH AVE NO OBJECTION
REQUEST

Dear MAXWELL KAPLAN,

The following information is provided in response to your inquiry concerning existing electric facilities on the above referenced property.

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.

At the time you wish to proceed, an engineering deposit will be required in the amount of \$1,000.00; this amount will be applied to the cost of this job when it moves forward. Should you choose not to complete the work the deposit would be forfeited to cover costs incurred by FPL in preparing the job.

Please contact me at (954) 717-2057 should you have any questions or concerns.

Yours truly,

A handwritten signature in blue ink that reads 'Troy Lewis'.

Troy Lewis
Associate Engineer

A NEXTERA ENERGY Company



February 8, 2019

Maxwell Kaplan, P.E.
Thomas Engineering Group
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

RE: Proposed 15' Utility Easement Vacation, Cumberland Farms

Dear Mr. Kaplan,

This letter is in response to your request for a no objection letter regarding the proposed 15' utility easement vacation as described in the documents provided.

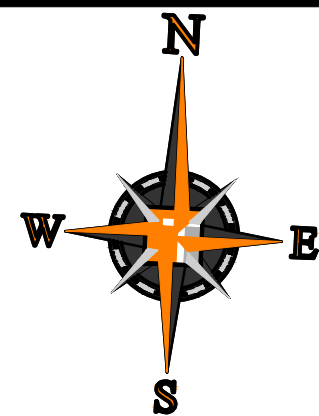
Based on review the documents provided and our assessment of City records, it appears there are no City water, sewer, or stormwater facilities located within the 15' utility easement. The City of Fort Lauderdale has **No Objection** to the proposed vacation of the 15' utility easement.

The vacation is conditioned upon the relocation, removal, or proper abandonment of any facilities found. Any relocation, removal, or abandonment of any 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 38th Street, Fort Lauderdale, Florida, 33309
Ph: 954-828-7809 | email: rjohnson@fortlauderdale.gov



<p>SHEET TITLE:</p> <p>DEMOLITION PLAN</p> <hr/> <p>SHEET NUMBER:</p> <p>CFG03.0</p>
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