

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	E19001
Date of complete submittal	June 14, 2019

NOTE: To be filled out by Applicant

Property Owner's Name	City of Fort Lauderdale
Applicant / Agent's Name	First Industrial Realty Trust, Inc. - David Harker
Development / Project Name	First Cypress Creek Commerce Center - Building I
Development / Project Address	Existing: 1501 NW 64th ST, 33309 New: 1501 NW 64th ST, 33309
Current Land Use Designation	Employment Center
Proposed Land Use Designation	Employment Center
Current Zoning Designation	Airport Industrial Park District
Proposed Zoning Designation	Airport Industrial Park District
Specific Request	Drainage Easement B - Case E19001

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.



March 4, 2019

City of Fort Lauderdale
Department of Sustainable Development
Development Review Committee
700 NW 19 Street Avenue
Fort Lauderdale, Florida 33311

Re: City Owned Property at Executive Airport

To Whom It May Concern:

The City of Fort Lauderdale property owner of Fort Lauderdale Executive Airport (FXE) real property located at:

- 1) 1501 NW 64 Street (Folio No. 494209010180) – Parcel B
- 2) 1201 NW 64 Street (Folio No. 494209010170) – Parcel C
- 3) 6320 NW 12 Avenue (Folio No. 494209010160) – Parcel D

joins in and consent to Butters Acquisitions, LLC submitting development applications on behalf of the Tenant, First Industrial Harrisburg L.P., for approval of a real estate project on FXE Parcels B,C, and D. Additionally, the City of Fort Lauderdale has no objections to vacating the easement located on the Plat of Parcels B and C.

If you have any questions or concerns, please contact me at (954) 828-5959 or CLagerbloom@fortlauderdale.gov

Sincerely,

Chris Lagerbloom, ICMA-CM
City Manager





Adequacy and Vacation of Easement Requirements Narrative

First Cypress Creek Commerce Center – Building I

DRC Case No.: E19001

Drainage Easement Vacation Application

April 26, 2019

The following narrative is a written response to the Adequacy Requirements and Vacation of Easement Requirements as set forth in the City of Fort Lauderdale's Unified Land Development Regulations (ULDR), Sec. 47-25.2 and Sec. 47-24.7, respectively.

Sec. 47-25.2 Adequacy Requirements.

- 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.

Response: *The subject application is for the vacation of a City of Fort Lauderdale drainage easement for drainage facilities that are not occupied. This application does not impact the communications network.*

- C. Drainage facilities. Adequacy of storm water 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 (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: *The project complies with the accepted level of service for drainage and retention, and proposed drainage facilities comply with ULDR and code standards. The easement to be vacated is not required to retain the required amount of runoff generated by the proposed development.*

- 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.

Response: *The application does not impact environmentally sensitive lands.*

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

Response: *The application does not impact environmentally sensitive lands.*

IMPROVING COMMUNITIES. CREATING ENVIRONMENTS.

South Florida Office: 5747 N Andrews Way • Fort Lauderdale, Florida 33309-2364
(954) 436-7000 • Fax: (954) 493-6539
www.millerlegg.com

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 is adequate sewer capacity to service the existing development.*

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, the proposed project does not impact schools.*

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: *Adequate solid waste facilities to service the development will be provided. Not applicable for drainage easement vacation.*

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

Response: *The project will provide adequate stormwater facilities and complies with all applicable Florida Building Codes and ULDR standards.*

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.

Response: *The application does not impact transportation facilities.*



- (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: *The application does not impact transportation facilities.*

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: *The application does not impact transportation facilities.*

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: *The application does not impact transportation facilities*

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 anticipated to impact arterial street frontage. DRC is reviewing.*

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: *The application does not impact transportation facilities.*

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: *The application does not impact street trees.*





April 18, 2019

Chris Andreoni, P.E.
Miller Legg
5747 N. Andrews Way
Fort Lauderdale, FL 33309

RE: 30' Easement Vacation, FXE Parcels B and C

Dear Mr. Andreoni,

This letter is in response to your request for a no objection statement regarding the proposed 30' easement vacation as described in the documents provided and recorded in Plat Book 63, Page 8 of the public records of Broward County, FL.

Based on review the document provided and our assessment of City records, it appears there are no City facilities located within the 30' utility easement. The City of Fort Lauderdale has **No Objection** to the proposed vacation of the 30' utility easement.

The vacation is conditioned upon the relocation, removal, or proper abandonment of any facilities found. Any relocation, removal, or abandonment of the existing utilities must be conducted with approved engineering plans, at the developer's expense and the relocated, removed, or abandoned utilities would be required to be inspected and accepted by the Department of Sustainable Development.

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

Sincerely,

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