

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	V19004
Date of complete submittal	June 14, 2019

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

Property Owner’s Name	If a signed agent letter is provided, no signature is required on the application by the owner.	
Applicant / Agent’s Name		
Development / Project Name		
Development / Project Address	Existing:	New:
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

N/A ☐ Parking garage plan

☐ Typical floor plan for multi-level structure

☐ Roof plan

☐ Building elevations

☐ Landscape plan

☐ Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.

☐ Important details i.e. wall, fence, lighting, etc.

\*All electronic files provided should include the name followed by case number “Cover Page Case no.pdf”

MAIL NOTIFICATION

Mail notice is required for City Commission hearing of a Rezoning of Less than Ten Acres and of an Appeal of ROW Vacation. Notice shall be in the form provided by the Department and mailed on the date the application is accepted by the Department. The names and addresses of homeowner associations shall be those on file with the City Clerk. Rezoning of Less Than Ten Acres hearing notice must be mailed within 30 days of the hearing and Appeal of ROW Vacation hearing notice within 10 days of hearing.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant’s property, as listed in the most recent ad valorem tax records of Broward County.

▪ **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.

▪ **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.

▪ **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.

▪ **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning Division will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.



## Memorandum

**Memorandum No: 18-29**

**Date:** December 7, 2018  
**To:** Anthony Fajardo, Sustainable Development Director  
**From:** Lee R. Feldman, ICMA-CM, City Manager   
**Re:** Young Men's Christian Association of South Florida ("YMCA")

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Pursuant to the Lease Agreement dated August 22, 2017, as amended, between the City of Fort Lauderdale ("City") and the YMCA, I, as the City's Contract Administrator, hereby authorize the YMCA, through its President, Sheryl Woods, and its representatives, affiliates and/or consultants to act as agents in connection with all land use, zoning, development approvals and building permit applications related to the property known as the YMCA, generally located at 1401 NW 6<sup>th</sup> Street, more particularly identified as folio numbers 504204110750, 504204110770, 504204110780, 504204110790, 504204110800 and 504204110250.

C: Christopher J. Lagerbloom, Assistant City Manager  
John Travers, Building Official  
Robert B. Lochrie, III, Esq.  
Sheryl Woods, President/CEO, YMCA



SYNALOVSKI ROMANIK SAYE  
Architecture • Planning • Interior Design

**Applicant:**

YMCA of South Florida, Inc.

**Owner:**

City of Fort Lauderdale

**Project:**

LA Lee YMCA Mizell Community Center

May 9, 2019

**VACATION OF RIGHTS-OF-WAY**  
**NARRATIVE**

Sec. 47-24.6. - Vacation of rights-of-way.

A. *Vacation of rights-of-way or other public place (city commission).*

1. *Applicant.* The applicant must abut the public street, alley or other publicly dedicated or conveyed place sought to be vacated or the city.

**Response: The Applicant abuts the right-of-way (NW 6<sup>th</sup> Street/Sistrunk Boulevard) sought to be vacated. Note, the proposed vacation is intended to reverse a prior dedication for a bus shelter that was never installed. Moreover, a bus shelter was installed and will continue to be installed immediately East of the proposed vacation.**

2. *Application.* An application for a vacation of right-of-way, waterway or other public place shall be submitted to the department. The application shall include a legal description of the right-of-way, waterway, public place or portion thereof proposed to be vacated and written consent executed by every utility company with existing utilities or a right to locate such utilities within the public place. A traffic study may be required by the DRC if necessary to determine if the application meets the criteria.

**Response: Refer to the attached legal and sketch of the proposed vacation. Also, refer to the letters from all utility companies attached with no objection to the proposed vacation.**

3. *Review process.*

- a. An application shall be submitted to the department for review to consider if the application meets the criteria for a vacation of right-of-way.

**Response: An application has been submitted to the Department for review.**

- b. The department shall prepare a report to be included with the application regarding existing utilities within the right-of-way and whether the criteria have been met.

**Response: A report is expected from the Department. It is expected to be favorable.**

- c. The department shall forward the DRC recommendations to the Planning and Zoning Board for consideration.

**Response: A recommendation is expected from the Department to the Planning and Zoning board. It is expected to be favorable.**

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- d. During a public meeting, the planning and zoning board shall consider the application for vacation of right-of-way, and the record and recommendations forwarded by the DRC and shall hear public comment on the application.

**Response: Public comment is expected at the Planning and Zoning Board meeting. Also, public participation is expected during the DRC Meeting process.**

- e. If the planning and zoning board determines that the application meets the criteria for vacation and recommends approval of the vacation, the recommendation shall be forwarded to the city commission for consideration.

**Response: A recommendation of approval is expected from the Planning and Zoning Board. Said recommendations shall be forwarded to the City Commission.**

- f. If the planning and zoning board determines that the criteria have not been met, the board shall deny the application and the procedures for appeal to the city commission as provided in Section 47-26B, Appeals, shall apply.

**Response: A denial from the Planning and Zoning Board is not expected.**

- g. If the application is forwarded to the city commission, the city commission shall hold a public hearing to consider the application and the record and recommendations forwarded by the DRC and planning and zoning board and shall hear public comment on the application.

**Response: The application is expected to be forwarded to the City Commission for review and public comment.**

- h. If the city commission determines that the application meets the criteria for vacation the city commission shall approve the vacation.

**Response: The application is expected to be approved by the City Commission.**

- i. Approval of a vacation shall be by ordinance adopted by the city commission.

**Response: Vacation of the right-of-way should be adopted by the City Commission.**

- j. If the city commission determines that the proposed development or use does not meet the criteria, the city commission shall deny the application.

**Response: No denial is expected.**

- 4. *Criteria.* An application for a vacation of a right-of-way or other public place shall be reviewed in accordance with the following criteria:

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

**Response: The right-of-way is no longer needed for a bus shelter. An alternate bus shelter exists and is supported by Broward County Transit.**

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

**Response: No routes are affected by the proposed vacation.**

- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and

**Response: The proposed vacation does not close any right-of-way or affect turn around or exits.**

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

**Response: The proposed vacation does not impact pedestrian traffic. Existing wide sidewalks remain.**

- e. All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

**Response: No utilities exist within the proposed vacation. If necessary, appropriate easements will be provided.**

5. *Appeal.* If an application for vacation is denied by the city commission, the applicant may appeal the decision in accordance with the procedures provided in Section 47-26B, Appeals.

**Response: The proposed right-of-way vacation is not expected to be denied.**

6. *Effect upon approval.* The ordinance approving a vacation of right-of-way or other public place shall be recorded in the public records of the county within thirty (30) days after adoption. The ordinance may provide for the retention of a utility or other type of easement needed by the city, and may have a delayed effective date in order that any necessary conditions relating to the vacation may be met.

**Response: Upon approval, the vacation shall be recorded in the public records of Broward County.**



SYNALOVSKI ROMANIK SAYE  
Architecture • Planning • Interior Design

**Applicant:**

YMCA of South Florida, Inc.

**Owner:**

City of Fort Lauderdale

**Project:**

LA Lee YMCA Mizell Community Center

May 9, 2019

**ADEQUACY REQUIREMENTS**  
**NARRATIVE**

**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.

**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:** Applicant's building is 4-stories in height and is not expected to interfere with the City's communication network. Further, the proposed Right-of-Way Vacation has no adverse impact in the City's communication network.

**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 (2 1/2) inches of runoff from the impervious surface whichever is greater.

**Response:** Application shall be made to Broward County for approval of the Project's stormwater management facilities. Further, the proposed Right-of-Way Vacation has no adverse impact on stormwater management. The proposed project has been designed excluding the area of the Right-of-Way proposed to be vacated.

**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 well field protection which ordinances are incorporated herein by reference:

a. Broward County Ordinance No. 89-6.

**Response:** N/A. This Ordinance addresses Natural Resource Areas. The Property is not designated as a Natural Resource Area or well field. Therefore, this ordinance is not applicable and the proposed Right-of-Way vacation has no environmental effect.

b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.

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**Response: N/A. This section of the Broward County Land Development Code addresses Trafficways (not environmentally sensitive lands).**

c. Broward County Ordinance No. 84-60.

**Response: N/A. This Ordinance addresses potable water supply and wellfield protection. The Property is not designated nor is it located near a wellfield zone.**

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

**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, Florida Fire Prevention Code and other accepted applicable fire and safety standards.

**Response: Acknowledged and Applicant will comply. The proposed right-of-way vacation will not affect the existing or new water supply, hydrants and fire facilities serving the project or Community.**

**F. Parks and open space.** *New park impact fee ordinance adopted in June 2006.*

**Response: The proposed right-of-way vacation does not affect parks and open space. Further, it supports expansion of a facility for public purpose.**

**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: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection. The proposed right-of-way vacation does not affect public safety or deter police protection.**

**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.

**Response: The City has confirmed capacity for the proposed project. Note, City Standards have been used to design the project. As required, charges will be paid by the project. The proposed right-of-way vacation will not affect the potable water service.**



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.

**Response: Capacity has been confirmed by the City.**

- 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.

**Response: Capacity has been reserved by the City.**

- c. Where the county is the projected service provider, a similar written assurance will be required.

**Response: The project service provider is the City of Fort Lauderdale.**

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.

**Response: Sewer Capacity has been confirmed by the City.**

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.

**Response: The City has reserved Sewer Capacity to serve the proposed project.**

3. Where the county is the projected service provider, a written assurance will be required.

**Response: N/A**

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: N/A**

- J. *Schools.* For all residential plats, the applicant shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

**Response: N/A**



**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: Applicant will be contracting with a solid waste hauler for solid waste. Dumpsters will be provided on site for users occupying the building. Correspondence from the waste collection service (Waste Management) is attached.**

**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: Stormwater will be retained on site in accordance and satisfy all City, County, and State stormwater retention standards. Further, the proposed right-of-way vacation does not affect stormwater management.**

**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: Transportation facilities have been evaluated and confirmed appropriate for the proposed project.**

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.

**Response: Regional transportation provided by Broward County support the proposed project.**

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: Local streets provide adequate, safe and efficient traffic circulation.**

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or

**Response: No impact study is required as the proposed project does not exceed 1,000 trips a day.**

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 ( 1/2) 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 ( 1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways 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 traffic ways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, 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: A traffic impact statement has been provided to the satisfaction of the City Staff. See attached statement from Karl Peterson, P.E.**

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: No dedication is needed in accordance with the County's Trafficway Plan.**

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: Sidewalks abutting the development have been provided and comply with the street sections of the Northwest Regional Activity Center Master Plan (10' along Sistrunk Boulevard, 8' along NW 14<sup>th</sup> Avenue and NW 14<sup>th</sup> Terrace).**

**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 nonaccess 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: Previous improvements along Sistrunk Boulevard (NW 6<sup>th</sup> Street) shall remain. The proposed right-of-way vacation does not affect any existing improvements.**

**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: Street trees have been provided on all street frontages (Sistrunk Boulevard, NW 14<sup>th</sup> Avenue and NW 14<sup>th</sup> Terrace).**

**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: Sewer mains exist adjacent to the site. Further, the City has confirmed capacity and reservation for wastewater services.**

**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: Acknowledged. See attached correspondence from Waste Management.**

**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: This site does not have any historical or archaeological significance.**

**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: N/A. Project is not located East of the Intracoastal Waterway.**



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

April 30, 2019

SRS  
1800 Eller Drive  
Suite 500  
Fort Lauderdale, FL 33316  
Chris Marin

RE: 1409 NW 6th Street, Fort Lauderdale –  
Vacation of Right-of-Way Dedication Previously Intended for Bus Shelter

Chris:

*This letter shall serve as notice that AT&T Florida has no objection to the above mention vacation. 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, or 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.*

Otis Keeve  
Mgr OPS Planning/Design  
Utility Coordinator



Proud Sponsor of the U.S. Olympic Team



**Engineering – Design Department  
2601 SW 145<sup>th</sup> Avenue Miramar, FL 33027**

Tuesday, May 07, 2019

**Cristi Marin  
Synalovski Romanik Saye  
1409 NW 6<sup>th</sup> Street  
Fort Lauderdale, FL 33311**

**Comcast No Objection/Right-Of-Way Vacation  
1409 NW 6<sup>th</sup> St,  
Fort Lauderdale, FL 33311**

**Dear Ms. Marin,**

In reviewing your Right-Of-Way vacation request for

**1409 NW 6<sup>th</sup> St Fort Lauderdale, FL 33311**

Comcast has no objection nor conflict to the requested action.  
Comcast has no facilities within the limits of this subject property.

Should you have any further questions, please feel free to call or e-mail  
[Sherell\\_mckay2@comcast.com](mailto:Sherell_mckay2@comcast.com) – (754)221-1314

*Sherell McKay*

Sherell McKay  
**Sr. Permit Coordinator / Southern Division**  
5/7/2019 12:46:29 PM

cc: File  
Fort Lauderdale Draw



June 11, 2019

Cristi Marin  
1800 Eller Dr, Suite 500  
Fort Lauderdale, FL 33316

Re: Platted Easement Encroachment at 1409 NW 6<sup>th</sup> St, Fort Lauderdale, FL 33311  
5' X 100' Right-of-Way Dedication (located at East/West Right-of-Way, East of NW 14th Terrace, North of NW 6th Street)

Dear Cristi Marin,

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

FPL had existing facilities and utility easements at this site that has been removed. FPL removed existing facilities and vacated the existing easement at this location at the customer's expense. Prior to this being done, provisions were 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) 717-1430 should you have any questions or concerns.

Best Regards,

Noah Sherbacoff  
Associate Engineer

A handwritten signature in cursive script that reads 'Noah Sherbacoff'.





5/1/2019

To: Nicholas Kalargyros, Urban Planner II  
Urban Design & Planning-City of Ft. Lauderdale  
700 NW 19<sup>th</sup> Ave Ft. Lauderdale, FL 33311

RE: Vacation of Right-of-Way Dedication  
NW 14<sup>th</sup> Terrace and NW 6<sup>th</sup> Street Ft. Lauderdale, FL Broward County

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 5, 6, 7 AND 8, BLOCK "2", "LINCOLN PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 2 ON THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 5, ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF SISTRUNK BOULEVARD (NORTHEAST 6TH STREET), A 70 FOOT RIGHT-OF-WAY, AS SHOWN ON THAT CERTAIN RIGHT OF WAY MAP FOR PROJECT NUMBER 2423, RIGHT OF WAY NUMBER 105, ON FILE IN THE OFFICE OF THE CITY ENGINEER OF FORT LAUDERDALE AT FILE NUMBER 4-89-57, BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 8 AND ON THE NORTH BY A LINE PARALLEL WITH AND 5.0 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, SAID NORTH RIGHT OF LINE

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 500 SQUARE FEET, MORE OR LESS.

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding the vacation of right-of-way dedication at the above referenced address. After reviewing the documents provided, TECO-PGS has NO objection to this vacate. Furthermore, TECO-PGS has no facilities in the area of this address.

If you have further questions, please do not hesitate to call.

Sincerely,

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



April 29, 2019

Cristi Marin  
Synalovski Romanik Saye  
1800 Eller Drive, Suite 500  
Fort Lauderdale, FL 33316

**RE: Proposed 5' Right-of-Way Easement Vacation, Mizell Community Center**

Dear Ms. Marin,

This letter is in response to your request for a no objection letter regarding the proposed 5' x 100' right-of-way (ROW) vacation as described in the documents provided.

Based on review the documents provided and our assessment of City records, it appears there are no active City facilities located within the 5' x 100' ROW. The City of Fort Lauderdale has **No Objection** to the proposed vacation of the 5' x 100' right-of-way easement.

The vacation is conditioned upon the relocation, removal, proper abandonment of any facilities found, or upon the dedication of a 15' Utility Easement back to the City for any facilities to remain. 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 38<sup>th</sup> Street, Fort Lauderdale, Florida, 33309  
Ph: 954-828-7809 | email: rjohnson@fortlauderdale.gov