



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete application.

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

<input type="checkbox"/> Innovative Development (ID)	\$ 2,640.00
<input type="checkbox"/> Site Plan Level IV	\$ 950.00
<input type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
<input type="checkbox"/> Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
<input type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/> Site Plan Deferral	\$ 490.00
<input type="checkbox"/> City Commission Request for Review	\$ 800.00
<input type="checkbox"/> City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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		
GdYVQJWF Yei Ygh		

The following number of Plans:

- ☐ One (1) original signed-off set, signed and sealed at 24" x 36"
- ☐ Two (2) copy sets at 11" x 17"
- ☐ One (1) electronic version* of complete application and plans in PDF format to include only the following:

☐ Cover page

☐ Survey

☐ Site plan with data table

☐ Ground floor plan

☐ Parking garage plan

☐ Typical floor plan for multi-level structure

☐ Roof plan

☐ Building elevations

☐ Landscape plan

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

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

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

MAIL NOTIFICATION

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

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

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

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

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

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

SIGN NOTICE

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

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

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: _____ CITY COMMISSION CASE NO. _____

APPLICANT: _____

PROPERTY: _____

PUBLIC HEARING DATE: _____

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

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

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this ____ day of _____, 20__.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. _____(initial here)
_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Applicant: EDSA/Paul Kissinger
Project: Las Olas Marina
Request: Vacation of Platted 20' Utility Easement being a Portion of Parcel B, LAS OLAS DEL MAR I, Plat Book 147, Page 20 of the Public Records of Broward County, Florida.

EASEMENT VACATION NARRATIVE

I. General Description of Request.

EDSA ("Applicant") is an authorized agent of the City of Fort Lauderdale for the subject easement vacation application. The easements that are proposed to be vacated are all located on Parcel A of the Plat (the "Property"). On July 9, 2019 pursuant to City Resolution No. 19-142 and DRC Case No. R18018, the City Commission approved a Site Plan Level IV Beach Development Permit for the Las Olas Marina project on the property (the "Approved Project"). The Approved Project includes utility and right-of-way configurations and locations that are different than configurations that were originally contemplated on the Plat.

Since the City Commission approved the utility and right-of-way configurations in the Approved Project, the utility easements and roadway easements shown on the Plat are no longer needed for public purposes. As such, the Applicant is proposing to vacate the easements shown on the Plat.

II. ULDR 47-24.7.A.4 – Criteria for vacation of easement.

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

RESPONSE: The Approved Project includes a different configuration and location of the roadways and utilities than are shown on the Plat. When the Approved Project is constructed, the easements will no longer be needed for public purposes.

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

RESPONSE: All utilities located within any of the easement areas shown on the Plat will be relocated pursuant to a relocation plan. With this application, the Applicant has included letters of no objection from all relevant utility companies. If required, the Applicant will record or cause to record alternative utility and/or roadway easements.

Applicant: EDSA/Paul Kissinger
Project: Las Olas Marina
Request: Vacation of Platted 20' Utility Easement being a Portion of Parcel B, LAS OLAS DEL MAR I, Plat Book 147, Page 20 of the Public Records of Broward County, Florida.

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: N/A, this application is for an easement vacation. The Las Olas Marina project, approved under DRC Case No. R18018 ("Project"), is a maximum of three (3) stories in height and will not interfere with 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 will be made to Broward County Environmental Protection and Growth Management and the Applicant will satisfy all current criteria for surface water requirements and obtain all local and state licenses.

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.
- 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 Developer must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: N/A, this application is for easement vacations. The vacation of the platted easements is not expected to impact environmentally sensitive lands.

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: Adequate fire protection service will be provided in accordance with the Florida Building Code and other applicable standards.

F. *Parks and open space.* 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: N/A. The Project is not a residential development.

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: N/A, this application is for an easement vacation. The Project incorporates CPTED principles to minimize risk to public safety and assure adequate 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.

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: Watermains exist adjacent to the Project site. Applicant has provided a letter from Public Works with this submission confirming that adequate capacity exists to serve the Project.

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 Developer 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: Sewer mains exist adjacent to the Project site. Applicant has provided a letter from Public Works with this submission confirming that adequate capacity exists to serve the Project.

J. *Schools.* For all residential plats, the Developer 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. The Project is not a residential development.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the Developer 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: Solid waste services will be provided by Waste Management.

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 in accordance with the state and local regulations.

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 Developer 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 Developer 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 Developer 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 Developer 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.
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 (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 Developer 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 Developer.
- 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: Applicant included a traffic statement in the site plan submission for the Project. The requested easement vacations will not have any traffic impacts.

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 additional right-of-way is required in accordance with the Broward County Trafficways Plan, the City's comprehensive plan, or the City's subdivision regulations.

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: N/A, this application is for an easement vacation. The Project provides sidewalks along all street frontages.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways 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: Acknowledged.

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: N/A, this application is for an easement vacation. The Project includes street trees along all street frontages in accordance with the City's requirements.

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: Applicant has provided a letter from Public Works with this submission confirming that adequate capacity exists to serve the Project.

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: N/A, this application is for easement vacations. The Project includes provisions and locations for trash 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 Developer 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: N/A.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the Developer 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: With this submission, Applicant has included a hurricane evacuation letter from Lori Vun Kannon of the County's Emergency Management Division, dated February 6, 2019.

Eric Metz

From: Steve Roberts Jr <SRobertsJr@fortlauderdale.gov>
Sent: Tuesday, September 24, 2019 2:48 PM
To: Rick Johnson
Cc: Eric Metz; Grove, Brian (brian.grove@kimley-horn.com); Jud Hopping; Christopher Woolweaver
Subject: FW: Las Olas Marina - City of FLL - No Objection Letter - South of Bridge
Attachments: 03_Proposed_Easement.Area.pdf; 04_Sketch.Legal.pdf; 05_Site.Plan_Detailed.Area.pdf; 06_Site_Plan_Illustrated.pdf; 01_Existing.Conditions_Structures.pdf; 02_Existing.Conditions_Streetview.pdf; 2019.09.20_Las.Olas.Marina_Easement.Vacation_South.of.Bridge_9608-4F.docx

Categories: Las Olas Marina

Rick,
I have reviewed the attached document and have no issues.

Steve Roberts

*City of Fort Lauderdale
Utilities Distribution and Collections Manager
Public Works Department
Central Maintenance Shop
4250 N.W. 10th Ave
Fort Lauderdale Fl. 33309
Office 954-828-7855 Fax 954-828-7758*

From: Eric Metz [mailto:emetz@metzreg.com]
Sent: Tuesday, September 24, 2019 1:25 PM
To: Rick Johnson
Cc: Brian Grove (brian.grove@kimley-horn.com); Steve Roberts Jr
Subject: Las Olas Marina - City of FLL - No Objection Letter - South of Bridge

External Email Warning: This email originated from outside of the City of Fort Lauderdale's email system. Do not reply, click links, or open attachments unless you recognize the sender's **email address** (not just the name) as legitimate and know the content is safe. Report any suspicious emails to SpamAdmin@fortlauderdale.gov

Hello Rick – in connection with the Las Olas Marina redevelopment, we are requesting a No Objection Letter related to the installation of bathrooms / storage facilities South of the Las Olas Bridge. Note that improvements for the existing marina are already constructed on-site, and we will be replacing them with new facilities.

We separated our easement vacation into two applications w/ Planning, as we wanted to address the intracoastal crossings separately due to their importance.

The approximate distances between the proposed structures and City's intracoastal sewer and water lines are 34' and 50', respectively. These estimated distances are noted in the file titled "03_Proposed_Easement.Area."

The legal description is also attached in Word format.

Attached to this email are the following files:

1. Existing Conditions – Structures

Setbacks to the existing structures built on-site.

2. Existing Conditions – Streetview

Google Streetview of the existing conditions

3. Proposed Easement

Approximate area of the proposed improvements, including a setback dimension to the utilities.

4. Sketch / Legal of the Easement

Sketch and legal of the 20' utility easement being modified. Here's the summary description if required for the letter:

That platted 20 foot Utility Easement being a portion of Parcel B, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida.

5. Site Plan – Detailed Area

Detailed view of the proposed improvements as provided for in the Project's approved site plan.

6. Site Plan – Illustrated

Illustrated rendering of the proposed improvements as provided for in the Project's approved site plan.

Eric Metz
213-814-8829
emetz@metzreg.com



Crown Castle
1601 NW 136th Avenue
Suite A-200, Building A
Sunrise, FL 33323

September 26, 2019

City of Fort Lauderdale
c/o Las Olas SMI, LLC/Eric Metz
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

RE: Las Olas Marina-Proposed Modification of a 20 foot Easement:

“ Portion of parcel B, Las Olas Del Mar I, according to the
plat thereof, as recorded in Plat Book 147, Page 20 of the
Public Records of Broward County, Florida”

To Whom It May Concern:

Based on the information provided by you, copies of which I've enclosed, there appears to be no Crown Castle Fiber LLC (formerly Fibernet Direct Florida LLC, Crown Castle, Sunesys) facilities within the specific limits of the above-referenced area to be modified. As such, Crown Castle Fiber LLC has no objection to your request to modify the area as depicted. If the information provided is erroneous in any way, please notify us immediately and consider this letter of no objection rescinded.

Sincerely,

A handwritten signature in black ink that reads 'Danny Haskett'.

Danny Haskett

Operations Manager

Cc: Nicholas Campos

The pathway to possible.
CrownCastle.com

Eric Metz

From: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@comcast.com>
Sent: Wednesday, October 2, 2019 4:29 PM
To: Batura, Don; Eric Metz
Cc: Joyner, Bo
Subject: RE: Las Olas Marina - Comcast - No Objection Letter - South of Bridge (10/02/2019_Imn)

Categories: Las Olas Marina

Good Afternoon

In reviewing your request for the abandonment of easement

**SKETCH & DESCRIPTION FOR:
UTILITY EASEMENT ABANDONMENT**
LYING WITHIN PARCEL B - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Comcast has no existing plant *nor conflict* with the proposed action as outlined below.

Thanks !



Leonard Maxwell-Newbold
Tech 3 Network Engineering / Regional Permit Manager
2601 SW 145th Avenue Miramar, Florida 33027
1-954-447-8405 office number / 1-954-444-5113 mobile number
[Leonard_maxwell-newbold@cable.comcast.com](mailto:leonard_maxwell-newbold@cable.comcast.com)

From: Batura, Don <don_batura@cable.comcast.com>
Sent: Tuesday, September 24, 2019 2:45 PM
To: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>
Subject: FW: Las Olas Marina - Comcast - No Objection Letter - South of Bridge

Leonard , Please provide a no objection letter for this project .

Thank you ,

Don Batura
954-531-5726
don_batura@cable.comcast.com



From: Eric Metz <emetz@metzreg.com>
Sent: Tuesday, September 24, 2019 9:26 AM
To: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@cable.comcast.com>; Batura, Don <don_batura@cable.comcast.com>
Cc: Brian Grove (brian.grove@kimley-horn.com) <brian.grove@kimley-horn.com>
Subject: [EXTERNAL] Las Olas Marina - Comcast - No Objection Letter - South of Bridge

Hello Don and Leonard – in connection with the Las Olas Marina, we are requesting a No Objection Letter related to the installation of bathrooms / storage facilities South of the Las Olas Bridge. Note that improvements for the existing marina are already constructed on-site, and we will be replacing them with new facilities.

We do not believe Comcast has any facilities in the area, other than the conduit that serves the marina.

I will give you a call to discuss further.

Attached to this email are the following files:

- 1. Existing Conditions – Structures**
Setbacks to the existing structures built on-site.
- 2. Existing Conditions – Streetview**
Google Streetview of the existing conditions
- 3. Proposed Easement**
Approximate area of the proposed improvements, including a setback dimension to the utilities.
- 4. Sketch / Legal of the Easement**
Sketch and legal of the 20' utility easement being modified. Here's the summary description if required for the letter:

That platted 20 foot Utility Easement being a portion of Parcel B, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida.

- 5. Site Plan – Detailed Area**
Detailed view of the proposed improvements as provided for in the Project's approved site plan.
- 6. Site Plan – Illustrated**
Illustrated rendering of the proposed improvements as provided for in the Project's approved site plan.

Thank you,

Eric Metz
213-814-8829
emetz@metzreg.com



9/26/2019

To: City of Ft. Lauderdale
Ft. Lauderdale, FL

RE: Vacation of Easement: Installation of bathrooms/storage facilities

That platted 20 foot Utility Easement being a portion of Parcel B, LAS OLAS DEL MAR I,
according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public
Records of Broward County, Florida.

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding vacate of easement at the above
referenced location. After reviewing the documents provided, TECO-PGS has NO objections to this
vacate.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Domning".

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



October 4, 2019

To: Eric Metz
Las Olas SMI, LLC
1688 Meridian Ave, Suite 900
Miami Beach, FL 33139

Re: Las Olas Suntex Marina Project – 151 Las Olas Circle, Fort Lauderdale, FL 33316
Las Olas Del Mar I (P.B 147. PG 20. B.C.R.)

Dear Eric,

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

However, FPL has existing 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) 717-2057 should you have any questions or concerns.

Thank you,

A handwritten signature in cursive script that reads 'Troy Lewis'.

Troy Lewis
Engineer II

SKETCH & DESCRIPTION FOR:
UTILITY EASEMENT ABANDONMENT
LYING WITHIN PARCEL B - LAS OLAS DEL MAR I (PLAT BOOK 147, PAGE 20, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

That platted 20 foot Utility Easement being a portion of Parcel B, LAS OLAS DEL MAR I, according to the plat thereof, as recorded in Plat Book 147, Page 20, of the Public Records of Broward County, Florida, described as follows:

BEGIN at the northwest corner of said Parcel B; thence S81°49'25"E, along the north line of said Parcel B, 20.00 feet to the east line of said platted 20 foot Utility Easement; thence S08°12'14"W, along said east line, 163.96 feet to a point of curvature of a curve concave to the northeast; thence southerly and southeasterly along the arc of said curve, having a radius of 90.00 feet and a central angle of 99°09'39", an arc distance of 155.76 feet; thence N89°02'35"E, along the north line of said platted 20 foot Utility Easement, 35.83 feet to the east line of said platted 20 foot Utility Easement (said line also being the west line of a platted 44 foot Utility Easement); thence S00°57'25"E, along said east line, 20.00 feet to the south line of said Parcel B; thence S89°02'35"W, along said south line, 35.83 feet to a point of curvature of a curve concave to the northeast; thence westerly and northwesterly along the arc of said curve, having a radius of 110.00 feet and a central angle of 99°09'39", an arc distance of 190.38 feet; thence N08°12'14"E, 163.95 feet to the POINT OF BEGINNING (the preceding three courses and distances being along the south and west line of said Parcel B).

Said lands situate and being in the City of Fort Lauderdale, Broward County, Florida.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, LAS OLAS DEL MAR I, based on the north line of Parcel B having a bearing of S81°49'25"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; CL = Centerline; L = Arc Length; L.B. = Licensed Business; N/A = Not Applicable; P.B. = Plat Book; P.O.B. = Point of Beginning; P.S.M. = Professional Surveyor & Mapper; R = Radius; R/W = Right-of-Way; U.E. = Utility Easement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

MARISHA M. KREITMAN, P.S.M.
Florida Registration No. 6555
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: marisha@aviromsurvey.com

REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com <small>© 2019 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	JOB #:	9608-4F
			SCALE:	N/A
			DATE:	09/12/2019
			BY:	M.M.K.
			CHECKED:	M.D.A.
			F.B.	N/A PG. N/A
			SHEET:	1 OF 2

CAM #19-1225
Exhibit 1
Page 20 of 23

October 8, 2019

City of Fort Lauderdale
c/o Las Olas SMI, LLC / Eric Metz
100 N Andrews Ave
Fort Lauderdale, Florida 33301

REF: Project Description: Las Olas Marina Redevelopment

Dear Eric Metz,

Verizon has received your email September 30, 2019 regarding the above referenced project. After comparing the Site Plans and Proposed Easement Area dated 05/10/2019 and the Verizon “as-builts”, it has been discovered that Verizon does not have facilities within the scope of your request. Although there are Verizon facilities around the area of the Project there are no facilities within the boundaries reflected on your drawings.

If the project parameters change beyond those previously submitted to Verizon, please contact the undersigned below to discuss the potential new impacts to the Verizon facilities.

If you have any questions please contact me via email or phone.

Thank you,

John Hanson
Eng II Spec – Ntwk Eng&Ops
16563 NW 15th Ave Miami, FL
Office: 305-356-3147
Cell: 786-412-7878
John.r.hanson1.@verizon.com

verizon



Dyke Tittle
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

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

October 15th 2019

Brian Grove
Kimley-Horn and Associates, Inc.
1615 S. Congress Avenue, Suite 201,
Delray Beach, Florida 33445

Subject: No Objection Letter for vacation of Utility Easement, Las Olas Marina at 300 E
las Olas Cir, Fort Lauderdale, lying within parcel B Las Olas Del Mar I (plat book 147,
page 20, B.C.R)

Dear Mr. Grove:

ATT does not object to your request for a vacation of easement at the property
described in the sketch attached on page 2. Applicants property is Las Olas Marina at
Las Olas Marina at 300 las Olas Cir, Fort Lauderdale and legally described as lying
within parcel B Las Olas Del Mar I (plat book 147, page 20, B.C.R)

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 may be required for the relocation of the AT&T crossing on the south end
of the property and to provide service to the proposed project.

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

Sincerely,

Dyke Tittle

Manager of OSP Engineering and Planning Design

954-577-5602

