

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	V19001
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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	
Specific Request	

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.

January 14, 2019

Briland Properties, Inc.
1535 SE 17th St, Suite 107
Fort Lauderdale, FL 33316

To Whom It May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the property located 508 SE 32nd Court, Fort Lauderdale, FL 33316 also identified by Property tax ID number listed

Property ID # 504222070170

Sincerely,

BRILAND PROPERTIES, INC., a Florida Profit Corporation

(CORPORATE SEAL)

By:

Name:

Title:



STEVEN W. HUDSON

PRESIDENT

Signed, sealed and delivered in the presence of:

WITNESSES:



Signature

Carol A. Carroll

Print Name



Signature

SITA ALI

Print Name

STATE OF Florida :
COUNTY OF Broward :

The foregoing instrument was acknowledged before me this 14th day of January, 2019, by Steven W. Hudson the President of **Briland Properties, Inc.**, a Florida Profit Corporation.

(SEAL)



Reva Fletcher
Notary Public, State of Florida
(Signature of Notary Public)

Reva Fletcher
(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

Owner: Briland Properties, Inc.
Project: 508 SE 32nd Court
Site Address: 508 SE 32nd Court, Fort Lauderdale
Request: Right-of-Way Vacation
Author: Flynn Engineering Services, P.A.

May 24, 2019

Right-of-Way Vacation Narrative

The applicant wishes to vacate a 25.0' right of way adjacent to 508 SE 32nd Court that was dedicated by the DIXIE CUT-OFF SECTION CROISSANT PARK PLAT. A DRC Application is being submitted to request the vacation of the 25.0' right of way. We have collected letters of 'NO OBJECTION' from the utility companies with the understanding that any public utilities located within that portion of right of way will be at the cost of the Applicant. The Applicant is dedicating a 15' utility easement for the existing 12" City of Fort Lauderdale water main that is within the right of way. The DRC case number is V19001.

City of Fort Lauderdale ULDR Section 47-24.6

Sec. 47-24.7. - Vacation of rights-of-way.

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

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

APPLICANT RESPONSE: Applicant owns the lot to the west abutting the public unimproved right of way.

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.

APPLICANT RESPONSE: Application and documentation provided herein.

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.
 - 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.

- c. The department shall forward the DRC recommendations to the planning and zoning board for consideration.
- 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.
- 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.
- 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.
- 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.
- h. If the city commission determines that the application meets the criteria for vacation the city commission shall approve the vacation.
- i. Approval of a vacation shall be by ordinance 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.

APPLICANT RESPONSE: The applicant acknowledges the items above and will comply as applicable.

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

APPLICANT RESPONSE: The right-of-way to be vacated is no longer needed for public purposes.

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

APPLICANT RESPONSE: Existing routes are not compromised by the request. The request does not require need for alternate route.

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

APPLICANT RESPONSE: Safe and adequate area will be provided for turn around.

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

APPLICANT RESPONSE: Any cause to provide additional easements for pedestrians will be made as applicable.

- 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.

APPLICANT RESPONSE: The applicant is dedicating a 15' utility easement for the existing 12" City of Fort Lauderdale water main that is within the right of way.

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.
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.

Respectfully,



Flynn Engineering Services, P.A.

May 24, 2019

DRC – Right of Way Vacation
508 SE 32nd Court - Ft. Lauderdale
FES #18-1477.00

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: The proposed right of way vacation does 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 (2½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: Not applicable.

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(l), Chapter 5, Article IX of the Broward County Code of Ordinances.
- c. Broward County Ordinance No. 84-60.

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

RESPONSE: The proposed right of way vacation does not 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 will be maintained and is not impacted.

F. *Parks and open space.*

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

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

RESPONSE: Not applicable.

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

RESPONSE: Not applicable.

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: Not applicable.

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: Not applicable.

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: Not applicable.

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: No impact to 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: Collection will be maintained as existing.

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: Not applicable.

M. Transportation facilities.

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

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

RESPONSE: This portion of R/W is not part of the regional transportation network. The existing right of way requested to be vacated is unimproved. A paved road is not present in this right of way. The request is consistent with the surrounding area.

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: Turn around area improvements are proposed to include adequate circulation.

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 ($\frac{1}{2}$) 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 ($\frac{1}{2}$) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

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

RESPONSE: Not applicable.

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: A portion of the right of way will be provided in easement to maintain existing water main and provide for access improvements.

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: Pedestrian improvements are not warranted in the area. The area is heavy commercial.

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: Not applicable.

8. *Other roadway improvements.* Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

RESPONSE: Signage and pavement marking improvements will be provided as applicable.

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining

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

RESPONSE: Not applicable.

N. Wastewater.

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

RESPONSE: Not applicable.

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

RESPONSE: Existing consolidated trash enclosure will be maintained.

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: The site has not been identified as having archaeological or historical 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: Not applicable. The right of way is located west (inland) of the Intracoastal Waterway.

Respectfully,

A handwritten signature in black ink, appearing to be 'MHA' with a long horizontal stroke extending to the right.

Flynn Engineering Services, P.A.

PROJECT:

508 SE 32nd COURT

508 SE 32nd Court, Fort Lauderdale

CITY COMMISSION
RIGHT OF WAY VACATION APPLICATION
25' RIGHT OF WAY VACATION

LEGAL DESCRIPTION

Lot 9, 10, 11, 12, 13, 14, 15 and 16, Block D-3, DIXIE CUT-OFF SECTION OF CROISSANT PARK, according to the map or plat thereof as recorded in Plat Book 6, Page 5, Public Records of Broward County, Florida.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 49,096 square feet (1.1271 acres) more or less.

DRC SHEET INDEX

SURVEY
PLAT - DIXIE CUT-OFF SECTION CROISSANT PARK
AERIAL

X1	RIGHT OF WAY VACATION EXHIBIT
EX	EASEMENT EXHIBIT
TX	TRUCK TURNING EXHIBIT
IX	AREA OF IMPROVEMENTS EXHIBIT



LOCATION SKETCH

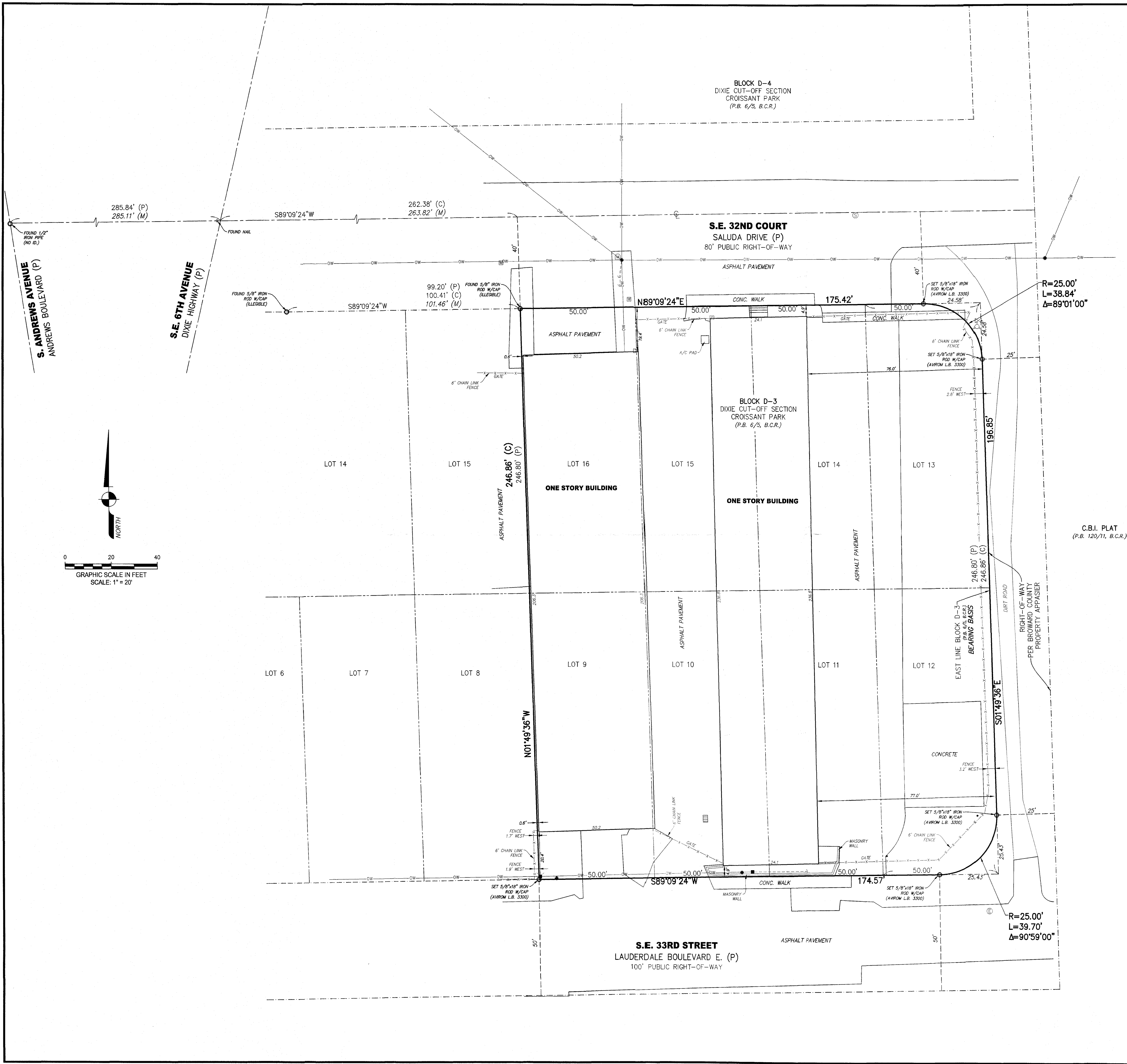
PROPOSED 25' RIGHT
OF WAY TO VACATE



Scale:	Date
Job No.	Plot Date
Drawn by	Proj. Mgr.
Appr. by	

**FLYNN**
ENGINEERING

241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Search Report issued by Attorneys' Title Fund Services, LLC, Fund File Number 649785, prepared date October 19, 2018. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE).
3. The land description shown hereon is in accord with the Title Search Report.
4. No underground improvements were located.
5. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the east line of Block D-3 having a bearing of S01°49'36"E.
6. The property described hereon lies within Flood Zone AH (EL 13) & AE (EL 13), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0559H, dated 08/18/2014.
7. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
8. This map is intended to be displayed at a scale of 1:240 (1" = 20').
9. Abbreviation Legend: A/C = Air conditioner; B.C.R. = Broward County Records; C = Calculated; Δ = Central Angle; CL = Centerline; CONC. = Concrete; F.B. = Field Book; ID. = Identification; L = Arc Length; L.B. = Licensed Business; M = Measured; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R = Radius; W/CAP = With Surveyors Cap.

SUMMARY TABLE FOR:
RESTRICTIONS / EASEMENTS - TITLE SEARCH REPORT
FUND FILE NUMBER 649785 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 1 P.B. 6/5	Yes	As Shown
No. 2 O.R.B. 13113580	No	

LEGEND

•	BOLLARD (UNLESS NOTED)
■	CATCH BASIN
■	CONCRETE UTILITY POLE
■	CONCRETE UTILITY POLE WITH LIGHT
•	ELECTRIC MANHOLE
•	FIRE HYDRANT
•	GUY ANCHOR
•	MAIL BOX
•	OVERHEAD WIRES
•	SANITARY MANHOLE
•	TELEPHONE RISER
•	WATER METER
•	WATER VALVE
•	WOOD UTILITY POLE

LAND DESCRIPTION:

Lot 9, 10, 11, 12, 13, 14, 15 and 16, Block D-3, DIXIE CUT-OFF SECTION OF CROISSANT PARK, according to the map or plat thereof as recorded in Plat Book 6, Page 5, Public Records of Broward County, Florida.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 49,096 square feet (1.1271 acres) more or less.

CERTIFICATION:

CERTIFIED TO: Briland Properties, Inc. a Florida Corporation; Old Republic National Title Insurance Company and Joseph M. Balocco Jr., P.A.

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

Date: 10/26/2018

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
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BOCA RATON, FLORIDA 33432
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AVIROM & ASSOCIATES

ESTABLISHED 1981

SCALE: 1" = 20'	DATE: 10/26/2018	BY: W.R.E.	CHECKED: J.T.D.	F.B. 1933	PG. 41-43	SHEET: 1 OF 1
JOB # 11017						

BOUNDARY SURVEY
LOTS 9 THRU 16, BLOCK D-3
DIXIE CUT-OFF SECTION OF CROISSANT PARK
FOR S.E. 32ND COURT
(P.B. 6, PG. 5, B.C.R.)
CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

CAM # 20-0031
Exhibit 2
Page 15 of 25

39122

PLAN OF DIXIE CUT-OFF SECTION CROISSANT PARK

IN $N\frac{1}{2}$ of $NE\frac{1}{4}$ of $SE\frac{1}{4}$ AND IN $S\frac{1}{2}$ of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$
SEC. 22, TWP. 50-S, RANGE 42-E.
BROWARD CO., FLORIDA.

Scale 1"=100'

KNOW ALL MEN BY THESE PRESENTS:

That R.V. Waters, a single man, owner of the following described lands;— the $N\frac{1}{2}$ of the $NE\frac{1}{4}$ of $SE\frac{1}{4}$ and $S\frac{1}{2}$ of $S\frac{1}{2}$ of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ and $E\frac{1}{2}$ of $N\frac{1}{2}$ of $S\frac{1}{2}$ of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ and $E\frac{1}{2}$ of $S\frac{1}{2}$ of $N\frac{1}{2}$ of $SE\frac{1}{4}$ of $NE\frac{1}{4}$ all being in Sec. 22, Twp. 50-S, Range 42-E, excepting from the above such part of said lands as are comprised in the boundaries of the Right of Way of the Florida East Coast Railway and the Right of Way of the Dixie Highway, all being and lying in Broward County Florida, has caused to be made the attached plat of said described property, subdivided into lots, blocks, streets, avenues, alleys, and parkways in the manner shown;

That all streets, avenues, alleys, and parkways shown on the attached plat are hereby dedicated to the perpetual use of the public as thoroughfares.

In Witness Whereof, I have hereto set my hand and affix my seal, this 30th day of January, A.D. 1925.

Witness:

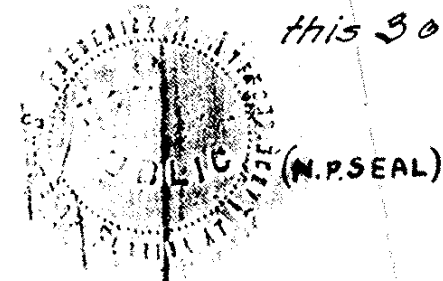
[Signature]
Notary Public State of Florida

[Signature]
Notary Public State of Florida

STATE OF FLORIDA
COUNTY OF BROWARD

Before me this day personally appeared R.V. Waters, a single man, who being duly sworn, acknowledged that he executed the foregoing instrument of dedication freely and voluntarily for the purpose therein set forth.

Witness my hand and official seal at Fort Lauderdale, Broward County, Florida, this 30th day of January A.D. 1925.



[Signature]
Notary Public State of Florida
My Commission Expires September 24, 1925
EXP. 9-26-27

STATE OF FLORIDA
COUNTY OF BROWARD

I, H.C. Davis, a Civil Engineer, registered under the laws of the State of Florida, do hereby certify that the attached is a correct plat of the subdivision of the DIXIE CUT-OFF SECTION of CROISSANT PARK.

That all dimensions and angles shown on the plat were made on the ground and are true and correct to the best of my knowledge and belief.

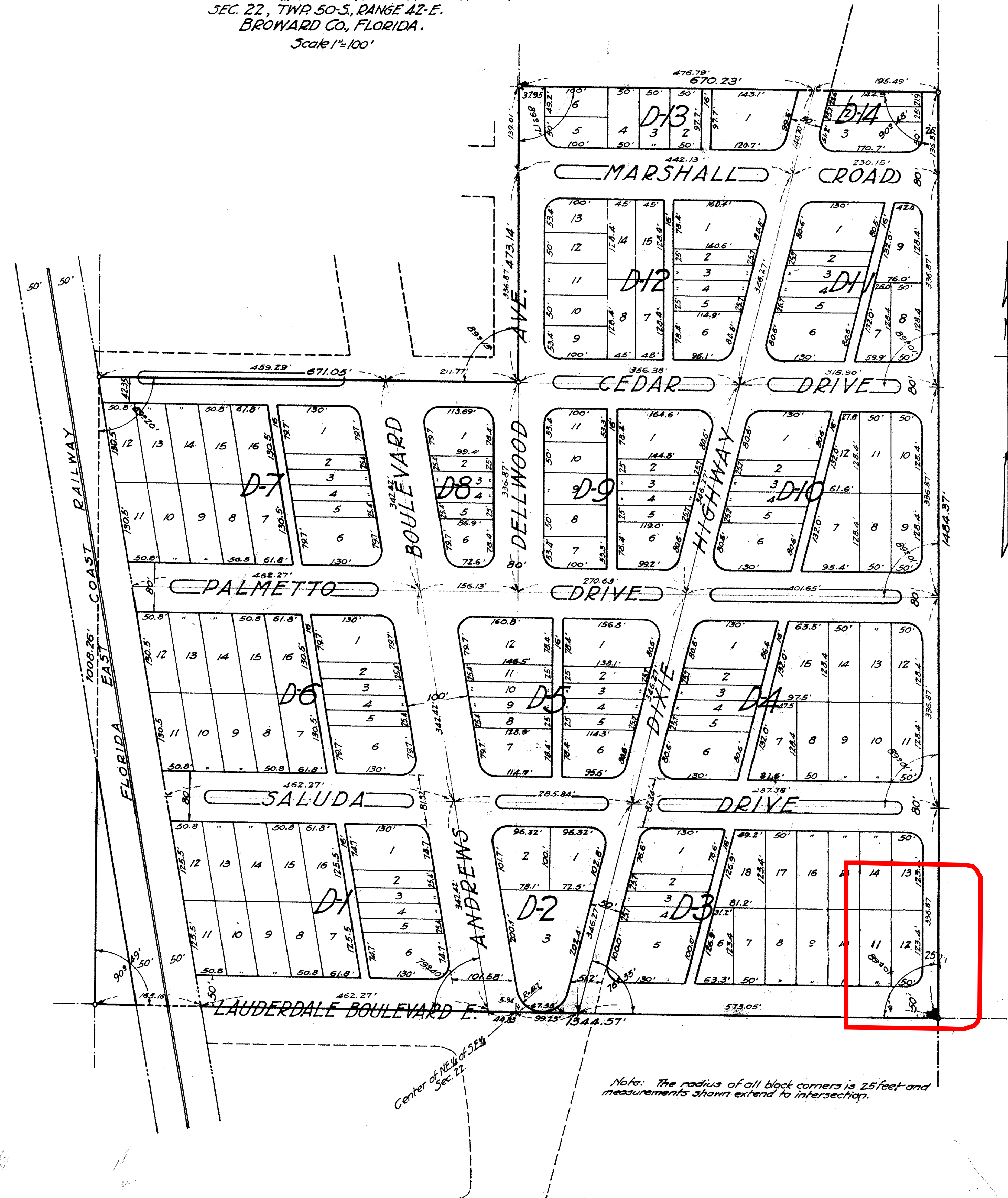
In Witness Whereof, I hereto set my hand and seal, this 30th day of January, A.D. 1925.

[Signature]
STATE OF FLORIDA REGISTER N° 43.

Approved for record,

[Signature]
County Engineer
Broward County, Fla.

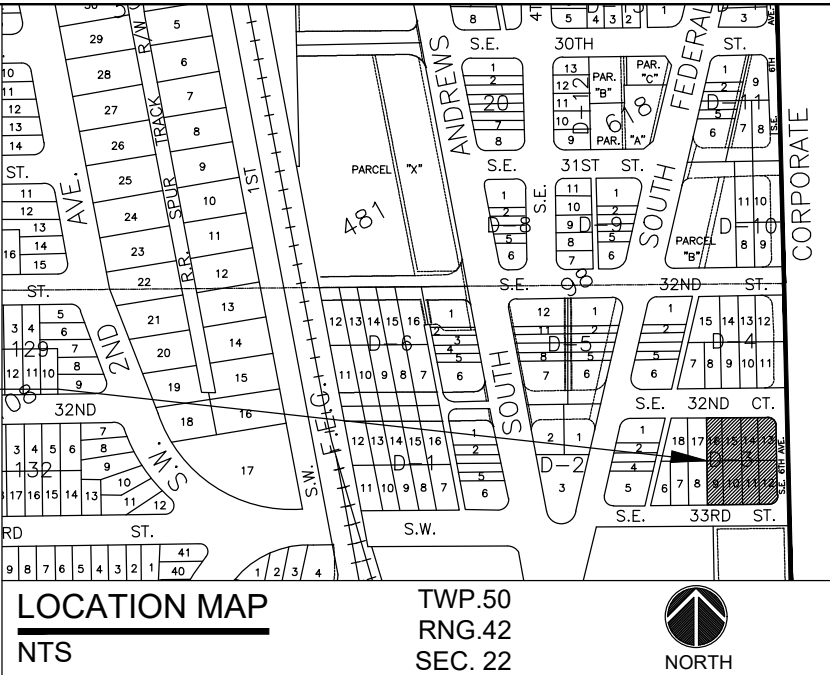
STATE OF FLORIDA
COUNTY OF BROWARD
This instrument was recorded in book 15, page 39122, on the 30th day of January, 1925.
[Signature]
Deputy Clerk



39122
39122
2-11-25



PROJECT SITE



LEGEND:

PROPOSED ROW VACATION

FLYNN

ENGINEERING

241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
E# 6578

Sheet Title

RIGHT OF WAY
VACATION EXHIBIT

Job Title

508 SE 32ND COURT
30 NE 3RD STREET
FORT LAUDERDALE, FLORIDA 33301

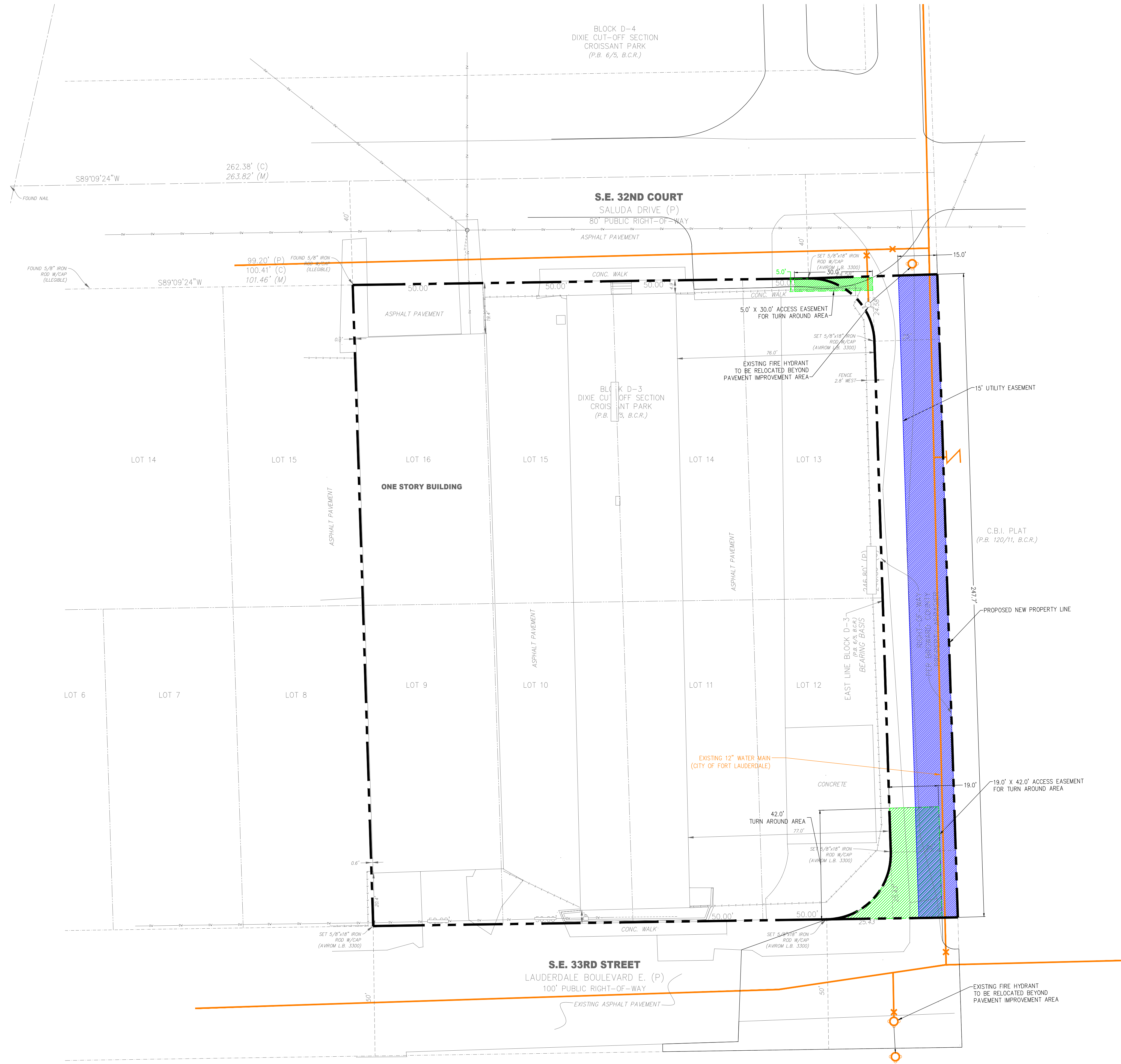
NORTH

Revisions	

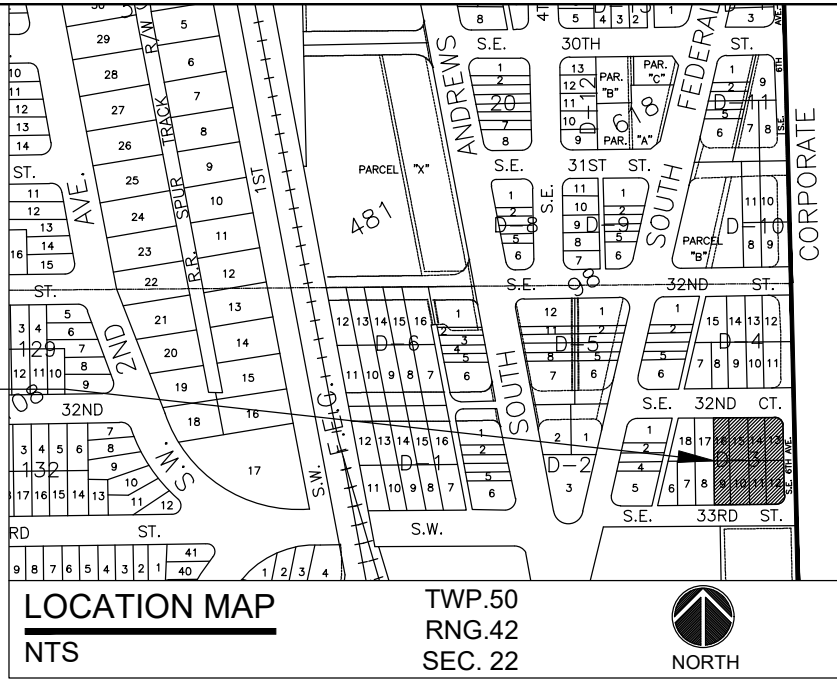
Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 01/23/19
Job No. 18-1477.00	Plot Date 05/30/19
Drawn by NAH	Sheet No. X1
Proj. Mgr. DTR	
Appr. by JMF	1 of 2



PROJECT
SITE



LEGEND:

- 15' UTILITY EASEMENT
- ACCESS EASEMENT

FLYNN

ENGINEERING

241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
E# 6578

EASEMENT
EXHIBIT

Sheet Title

508 SE 32ND COURT
30 NE 3RD STREET
FORT LAUDERDALE, FLORIDA 33301

Job Title

NORTH

Revisions	

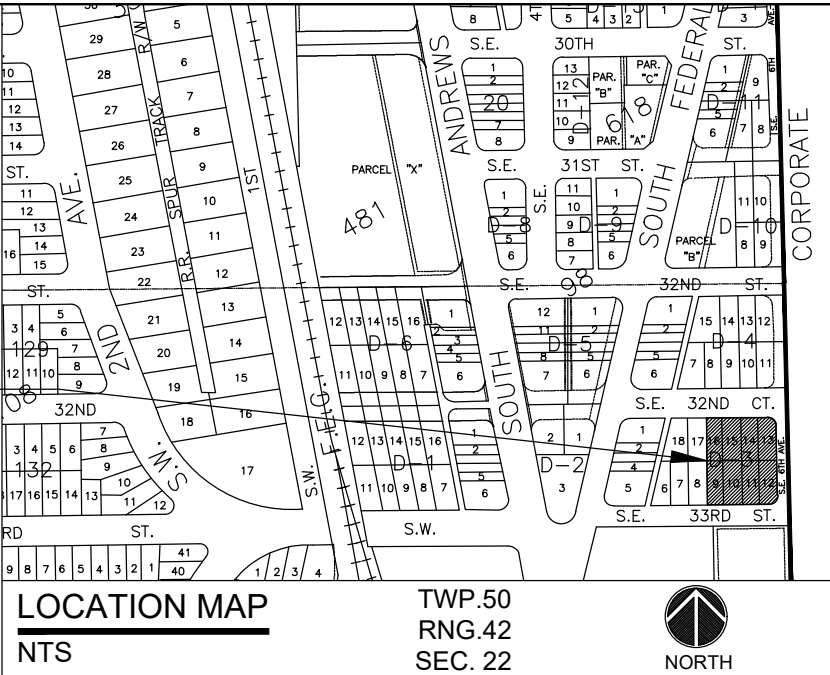
Phase:
DRC
DOCUMENTS

SEAL

Scale: 1"=20'	Date 01/23/19
Job No. 18-1477-00	Plot Date 05/30/19
Drawn by NAH	Sheet No.
Proj. Mgr. DTR	EX
Appr. by JMF	1 of 1



PROJECT SITE



AREA OF PROPOSED RIGHT OF WAY IMPROVEMENTS OUTLINED IN ORANGE:



FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE: (954) 522-1004 | WWW.FLYNNENGINEERING.COM
E# 6578

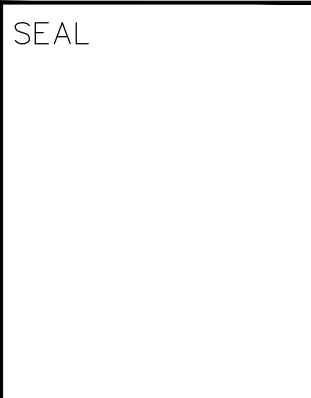
Sheet Title
AREA OF IMPROVEMENTS EXHIBIT

Job Title
508 SE 32ND COURT
30 NE 3RD STREET
FORT LAUDERDALE, FLORIDA 33301



Revisions	

Phase:
DRC
DOCUMENTS



Scale: 1"=20'	Date 01/23/19
Job No. 18-1477-00	Plot Date 05/30/19
Drawn by NAH	Sheet No.
Proj. Mgr. DTR	IX
Appr. by JMF	1 of 1



December 18, 2018

Mr. Nick Harrison
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL. 33308

Subject: **Proposed 25' Right-of-Way Vacation for 508 SE 32nd Street**

Dear Mr. Harrison,

This letter is in response to your request for a no objection letter regarding the proposed 25' Right-of-Way vacation for your project at 508 SE 32nd Street, Fort Lauderdale, as described in the Survey and Plat documents provided.

Based on review the documents and our assessment of City records, it appears there are City facilities located within the right-of-way. The City of Fort Lauderdale has **No Objection** to the proposed vacation of the 25' right-of-way described above provided that the vacation is conditioned upon the dedication of 15' Utility Easement back to the City over the 12" water main that is to remain. Unfortunately, the proposed 10' utility easement does not provide the City adequate area for maintenance equipment. The minimum utility easement the City will accept is 15' (7.5 feet out on either side from center line of the water main).

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

PUBLIC WORKS DEPARTMENT

949 N.W. 38th STREET, FORT LAUDERDALE, FLORIDA 33309
TELEPHONE (954) 828-8000, FAX (954) 828- 7897X
WWW.FORTLAUDERDALE.GOV

Equal Opportunity Employer

Printed On Recycled Paper



Dyke Tittle
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

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

December 31st 2018

Nick Harrison
Flynn Engineering Services, P.A
241 Commercial Blvd,
Lauderdale-By-The-Sea, Florida 33308

Subject: No Objection Letter for Easement vacation, City of Fort Lauderdale, 508 SE
32ND COURT FES #18-1477.00

Dear Mr. Harrison:

ATT does not object to your request for an easement vacation at the property described in the attached page 2. Applicants property is at 508 SE 32nd CT and legally described as CROISSANT PARK DIXIE CUT-OFF SECTION 6-5 B LOT 9 TO 16 BLK D-3.

It is understood that any relocation of existing ATT facilities associated with the proposed project and encroachments will be at the owner's expense. Additional future easements in another location may be required to provide service to the proposed project.

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

Sincerely,

Dyke Tittle
Manager - OSP Planning &
Engineering Design

Nick Harrison

From: Maxwell-Newbold, Leonard <leonard_maxwell-newbold@comcast.com>
Sent: Tuesday, February 5, 2019 4:49 PM
To: Nick Harrison
Subject: RE: 508 SE 32nd St - Letter of No Objection Request (02/05/2019_lmn)

Good Afternoon

In reviewing the plans for **508 SE 32nd St - Letter of No Objection vacation Request Comcast has *no conflict*** with the requested as outlined on survey 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



Florida Power & Light Company

February 5, 2019

Nick Harrison
Flynn Engineering Services, P.A.
241 Commercial Blvd
Lauderdale-By-The-Sea, Fla. 33308

Re: Letter of No Objection Right of Way Vacation
City of Ft. Lauderdale
FES #18-1477.00 / 508 SE 32nd Ct.

Dear Nick:

This is to advise you that FPL has no objection to the plans you submitted for the above mentioned project, with the applicant knowledge and agreement of the following two stipulations:

- FPL reserves the right to engineer / design to its construction standards within the Right of Way
- It is understood that the service will be furnished in accordance with applicable rates, rules and regulations.

Reference: Croissant Park, Plat Book 6, Page 5, Public Records of Broward County, Florida is located between SE 32nd Street and SE 32nd Court.

Should you have any questions, please call me at (954) 717-2148.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tim Doe', is written over the word 'Sincerely' and extends to the right.

Tim Doe
Project Manager

An FPL Group Company



1/15/2019

To: Nick Harrison
Flynn Engineering Services
241 Commercial Blvd. Lauderdale-By-The-Sea, FL 33308

RE: Right of Way Vacation
City of Ft. Lauderdale FES #18-1477.00/508 SE 32nd Court
25' ROW on east side of property, Plat Book 6, Page 5, Public Records of Broward County, Florida.

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding the right of way vacation of the area referenced above. After reviewing the documents provided, TECO-Peoples Gas has NO objection to the vacate requested. Furthermore TECO-PGS has no gas facilities in the area in question. If you need further assistance, please do not hesitate to call.

Sincerely,

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

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