



1007 ALLEY VACATION - PLN-VAC-20080001

## SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

### PLANNING & ZONING BOARD (PZB) RIGHT-OF-WAY VACATION APPLICATION

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

#### PLANNING & ZONING BOARD (PZB)

##### Right-of-Way Vacation Application

**Cover:** Deadline, Notes, and Fees  
**Page 1:** Applicant Information Sheet  
**Page 2:** Required Documentation & Mail Notice Requirements  
**Page 3:** Sign Notification Requirements & Affidavit

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

**NOTE:** If your development site is separated by any public right-of-way (alley, alley reservation, or ROW easement) you must complete a separate application for each parcel.

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

**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.

**X** Right-of-Way Vacation \$ 610.00

Page 1 of 1

Approval by: Ella Parker, Urban Design & Planning Manager  
Uncontrolled in hard copy unless otherwise marked

Updated: 6/9/2014



PZB\_AlleyROWApp

## Page 1: PZB ROW Vacation - Applicant Information Sheet

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


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

|                                   |  |
|-----------------------------------|--|
| <b>Case Number</b>                |  |
| <b>Date of complete submittal</b> |  |

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

|                                   |  |
|-----------------------------------|--|
| <b>Property Owner's Name</b>      | 800 LAS OLAS LLC and MUSTANG PROPERTIES INC.   |
| <b>Property Owner's Signature</b> | If a signed agent letter is provided, no signature is required on the application by the owner |
| <b>Address, City, State, Zip</b>  | 1535 SE 17th Street, Suite 107, Fort Lauderdale, FL 33316                                      |
| <b>E-mail Address</b>             | cladd@barrondev.com  |
| <b>Phone Number</b>               | 954.627.7000 (Charlie Ladd)  |
| <b>Proof of Ownership</b>         | <input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record       |

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

|                                      |   |
|--------------------------------------|---|
| <b>Applicant / Agent's Name</b>      | Andrew J. Schein, Esq.  |
| <b>Applicant / Agent's Signature</b> |  |
| <b>Address, City, State, Zip</b>     | 1401 E. Broward Blvd, Suite 303, Fort Lauderdale, FL 33301                        |
| <b>E-mail Address</b>                | aschein@lochrielaw.com  |
| <b>Phone Number</b>                  | 954.779.1119  |
| <b>Letter of Consent Submitted</b>   | provided  |

|   |  |
|---|--|
| <b>Development / Project Name</b>                               | 1007 ALLEY VACATION  |
| <b>Development / Project Address</b>                            | <b>Existing:</b> <b>New:</b>   |
| <b>Legal Description</b>  | 10' alley ADJ to Lot 1 and E. 25' of Lot 2, and ADJ to Lot 16 and the E. 25' of Lot 15, Block 14, COLEE HAMMOCK, Plat Book 1, Page 17, Broward County, FL. |
| <b>Tax ID Folio Numbers</b><br>(For all parcels in development) | 5042 11 010750; 5042 11 010760; 5042 11 010640   |
| <b>Request / Description of Project</b>                         | Vacate 10' Alley   |
| <b>Applicable ULDR Sections</b>                                 | 47-24.6; 47-25.2   |
| <b>Total Estimated Cost of Project</b>                          | \$ (Including land costs)  |
| <b>Future Land Use Designation</b>                              | COMMERCIAL & MEDIUM HIGH   |
| <b>Current Zoning Designation</b>                               | X-P & B-1  |
| <b>Current Use of Property</b>                                  | ALLEY  |

**Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.**

| Name and Signature | Folio Number | Subdivision | Block | Lot |
|--------------------|--------------|-------------|-------|-----|
|                    |              |             |       |     |
|                    |              |             |       |     |
|                    |              |             |       |     |
|                    |              |             |       |     |

**NOTE:** Applicant must indicate how they meet one of the following provisions:

1. All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relocation plan; and
2. The owner of the utility facilities must consent to the vacation; or
3. A utilities easement must be retained over the area or portion thereof; or
4. An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
5. Any combination of same and utilities maintenance are not disrupted.

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





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

**BellSouth**  
8601 W. Sunrise Blvd., 2<sup>nd</sup> Floor  
Plantation, FL 33322  
(954) 476-2909

**Comcast, Inc.**  
Leonard Maxwell-Newbold  
Engineering-Design Dept.  
2601 SW 145 Ave.  
Miramar, FL 33027  
(954)447-8405









## Page 2: Required Documentation & Mail Notice Requirements

### One (1) copy of the following documents:

-  Original Pre-PZB signed-off plans and all supplemental documentation (ie. narratives, photos, etc.)
-  Completed application (all pages must be filled out where applicable)
-  Mail notice documents
-  One (1) electronic version of complete application and plans in PDF format

### Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

### Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

-  **Narrative** describing specifics of vacation request. Narratives must be on letterhead, dated, and with author indicated.
-  **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
-  **Land Use and Zoning** maps indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
-  **Cover sheet** on plan set to state project name and table of contents.
-  **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
-  **Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave.
-  **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
-  **Sketch and legal description** right-of-way proposed to be vacated (prepared by Engineer or Surveyor).

**Note:** All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

**Note:** Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

**Note:** Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

**Note:** For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at the Planning & Zoning Department office.

| Applicant's Affidavit<br>I acknowledge that the Required Documentation and Technical Specifications of the application are met: |   | Staff Intake Review<br>For Urban Design & Planning staff use only: |  |
|---|---|--|--|
| Print Name  | A. Andrew J. Schein, Esq.   | Date   |  |
| Signature   |  | Received By  |  |
| Date  | 1/7/21  | Tech. Specs Reviewed By  |  |
|   |   | Case No.   |  |

### MAIL NOTIFICATION

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).

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties noticed, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.
- **DISTRIBUTION:** The City of Fort Lauderdale, Urban Design & Planning office will mail all notices prior to the public hearing meeting date, as outlined in Section 47-27.

Updated: 6/9/2014

PZB\_AlleyROWApp

March 10, 2017

Jeffrey Modarelli, City Clerk  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Permitting for property located at 223 SE 10<sup>th</sup> Terrace, 1016 SE 2<sup>nd</sup> Court 1-6,  
1007/1011/1017/1021 E. Las Olas Blvd., and property more specifically identified with folio  
numbers 504211010830 and 504211010870 all located in the City of Fort Lauderdale,  
Florida 33301

Dear Mr. Modarelli:

We hereby authorize Lochrie & Chakas, P.A. and ELO Investments, LLC its representatives,  
affiliates and/or consultants to act as agents in connection with all land use, zoning and development  
approvals related to the properties referenced above.

Sincerely,

Mustang Properties, Inc.

By: 

Printed Name: STEVEN W HUDSON

Title: PRESIDENT

Date: 3-14-2017

STATE OF Florida )  
COUNTY OF Broward ) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State  
aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was  
acknowledged before me by Steven W. Hudson the President of Mustang  
Properties, Inc. who is personally known to me or who has produced \_\_\_\_\_ as  
identification.

WITNESS my hand and official seal in the County and State last aforesaid this 14<sup>th</sup> day of  
March, 2017.

Reva Fletcher  
Notary Public  
Reva Fletcher  
Typed, printed or stamped name of Notary Public

My Commission Expires: 12/14/18



March 10, 2017

Jeffrey Modarelli, City Clerk  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

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Florida 33301

Dear Mr. Modarelli:

We hereby authorize Lochrie & Chakas, P.A. and ELO Investments, LLC its representatives,  
affiliates and/or consultants to act as agents in connection with all land use, zoning and development  
approvals related to the properties referenced above.

Sincerely,

800 Las Olas, LLC

By: [Signature]

Printed Name: STEVEN W. HUDSON

Title: MANAGER

Date: 3-14-2017

STATE OF Florida )  
 ) ss  
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State  
aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was  
acknowledged before me by Steven W. Hudson the Manager of 800 Las Olas,  
LLC who is personally known to me or who has produced \_\_\_\_\_ as identification.

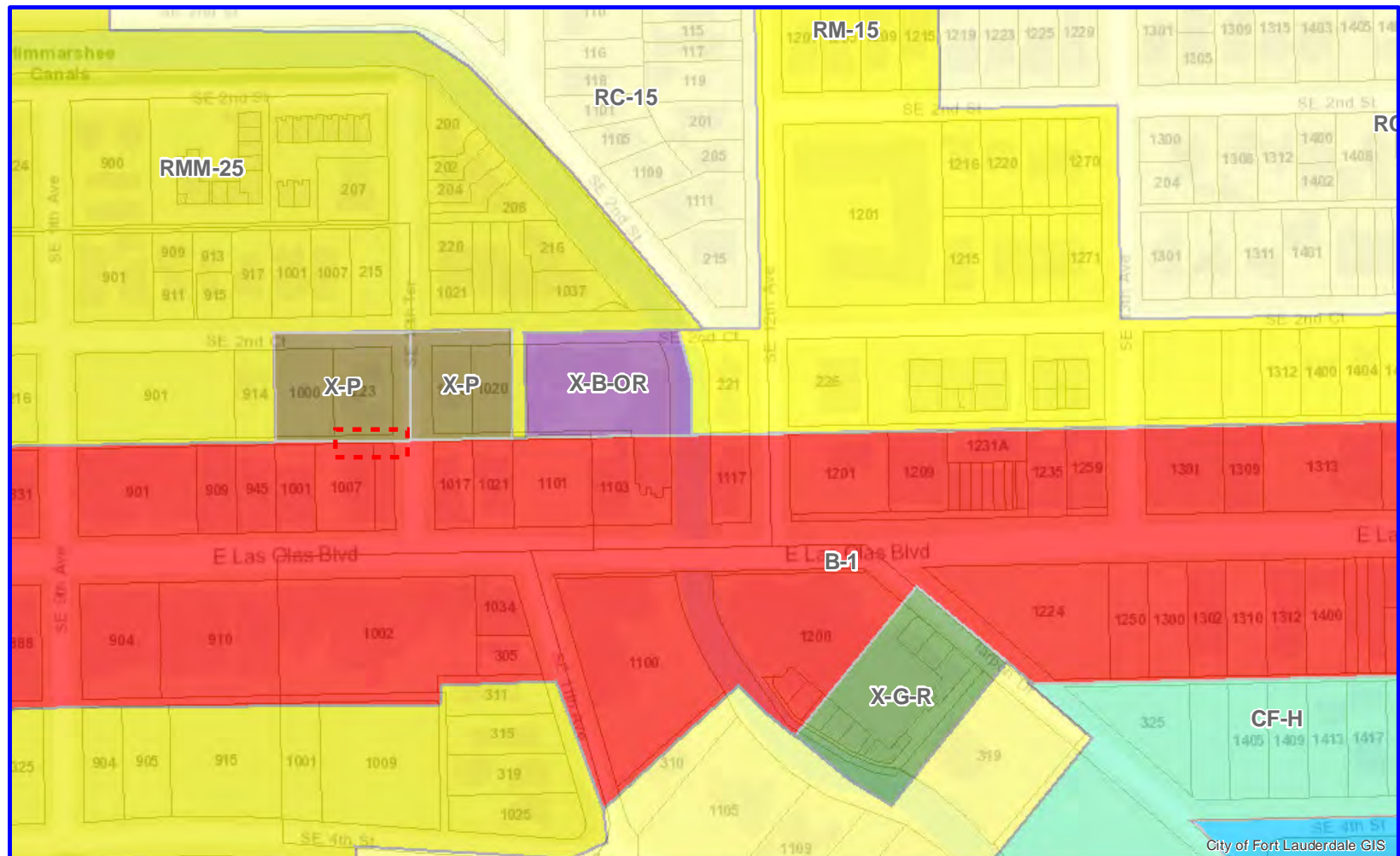
WITNESS my hand and official seal in the County and State last aforesaid this 14<sup>th</sup> day of  
March, 2017.

[Signature]  
Notary Public  
Reva Fletcher  
Typed, printed or stamped name of Notary Public

My Commission Expires: 12/14/18







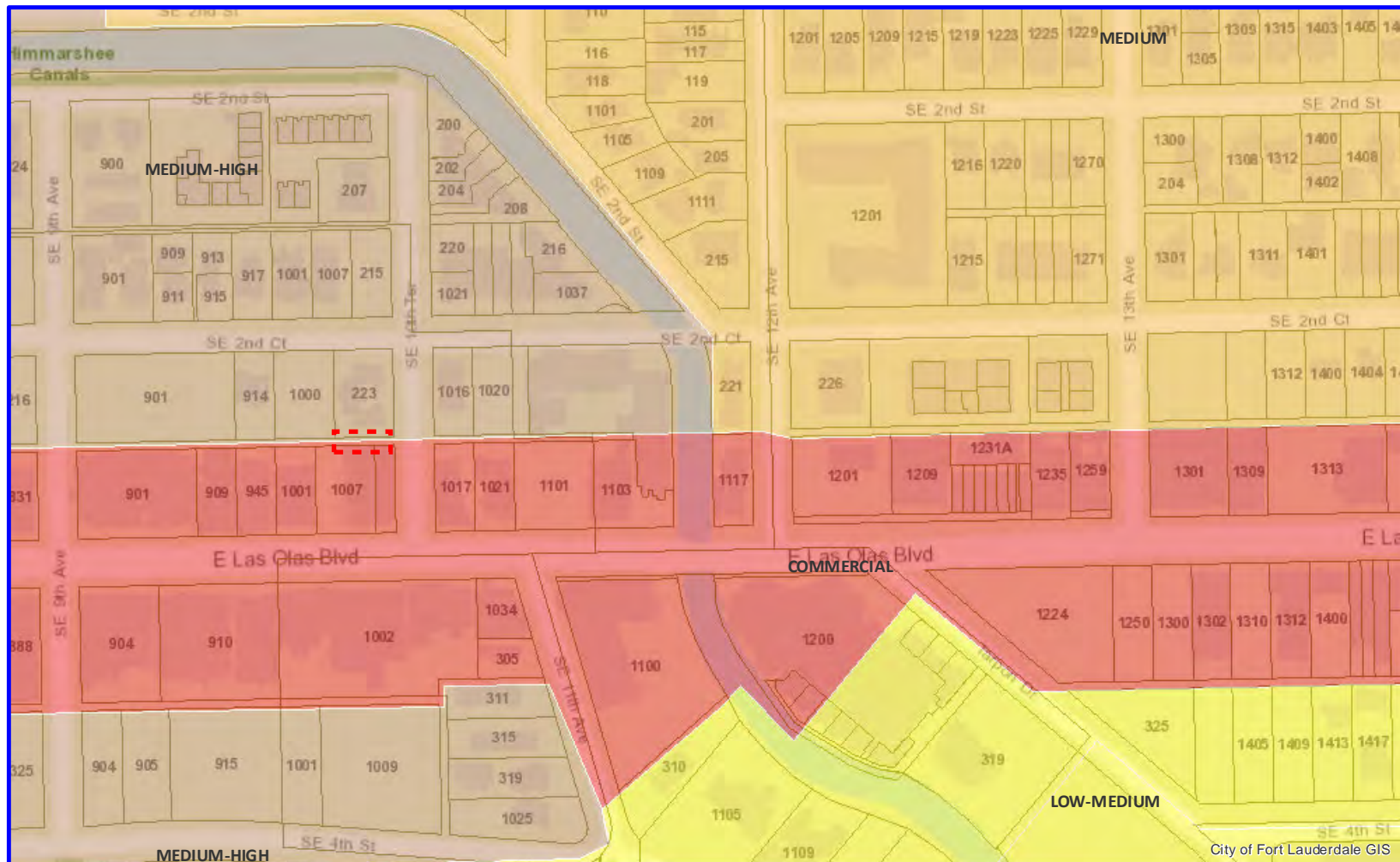
CITY OF FORT LAUDERDALE

Map Created by Property Reporter GIS

## 1007 HOTEL - ZONING



Printed on: 1/8/2021



CITY OF FORT LAUDERDALE

Map Created by Property Reporter GIS

1007 HOTEL - LU



**GIS**  
Fort Lauderdale

Printed on: 1/8/2021

**Owner:** 800 Las Olas LLC and Mustang Properties Inc.  
**Site Address:** 1007 East Las Olas Boulevard  
**Project Name:** 1007 Las Olas East  
**Prepared by:** Andrew Schein, Esq.

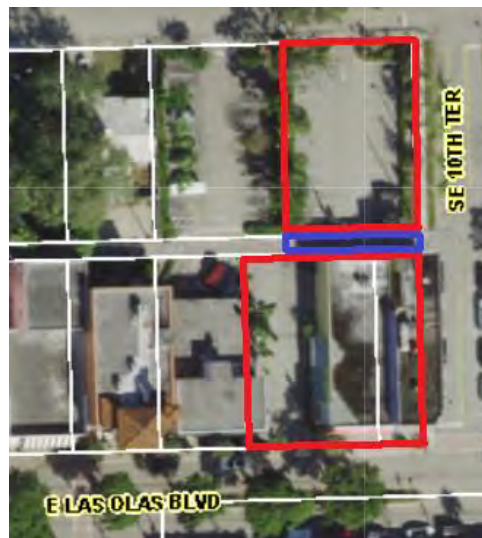
August 3, 2020

**PROJECT NARRATIVE**  
**AND ULDR CRITERIA FOR RIGHT-OF-WAY VACATION**

**1. General Background Information.**

The applicant is proposing to construct a hotel development on the Property consisting of 138 hotel rooms and 5,698 square feet of commercial space. The Property is located on the northwest corner of East Las Olas Boulevard and SE 10<sup>th</sup> Terrace. The applicant is proposing to vacate a portion of the alley bisecting the Property (east-west). Traffic through the alley currently runs one way from east to west. Upon vacation of the alley, the applicant is proposing to grant a three-dimensional public access and utility easement over the vacated alley and to adjust the traffic flow from west to east, rather than the existing east to west.

The aerial below shows the Property outlined in red and the approximate location of the right-of-way to be vacated outlined in blue. The sketch and legal description of the right-of-way to be vacated is included with this narrative.





## **2. ULDR CRITERIA**

### **Section 47-24.6. Vacation of rights-of-way.**

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

**RESPONSE:** Although the alley isn't necessary for public purposes are there are alternative means to traverse the area, the applicant is proposing to grant a permanent public access easement over the portion of the alley that is proposed to be vacated. Once construction is complete, the portion of the alley that is proposed to be vacated will still be available for public purposes.

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

**RESPONSE:** Alternate routes are available on East Las Olas Boulevard, SE 10<sup>th</sup> Terrace, and SE 2<sup>nd</sup> Street. Although alternate routes are available, applicant is proposing to grant a permanent public access easement over the portion of the alley that is proposed to be vacated, therefore alternate routed will not be needed once construction of the Project is complete.

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

**RESPONSE:** Once vacated and construction is complete, the alley will not be closed. Applicant is proposing to grant a permanent public access easement over the portion of the alley to be vacated.

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

**RESPONSE:** Once vacated and construction is complete, the alley will not be closed and will be available to pedestrians. Nevertheless, there are safer (i.e. with a sidewalk) pedestrian routes on East Las Olas Boulevard and SE 10<sup>th</sup> Terrace.

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

**RESPONSE:** Applicant has provided letters of no objection from all applicable utility companies in this submission.

**Owner:** 800 Las Olas LLC and Mustang Properties Inc.  
**Site Address:** 1007 East Las Olas Boulevard  
**Project Name:** 1007 Las Olas East  
**Prepared by:** Andrew Schein, Esq.

August 3, 2020  
Revised December 14, 2020

**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, the Project is not expected to interfere with the City's communications 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:** The Project will receive a stormwater management permit from Broward County prior to commencing construction of the Project.

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

**Response:** N/A, the Project is not expected to impact any 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: Acknowledged, the Project will comply with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.**

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

**Response: Acknowledged. Applicant will pay all required park impact fees.**

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

**Response: Applicant's design incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.**

**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: Applicant has provided a letter from Public Works 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 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: Applicant has provided a letter from Public Works confirming that adequate capacity exists to serve the project.**

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

**Response: N/A, the Project is not a residential project.**

**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: Acknowledged and the Project will comply.**

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

**Response: Stormwater will be retained on site in accordance with the Broward County Department of Environmental Regulations criteria.**

**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.

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.

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 applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:
  - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.
  - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
  - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
  - iv. A further detailed analysis and any other information that the review committee considers relevant.
  - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
  - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

**Response: A traffic statement is included in this submission, and the applicant will work with TAM if further information is required.**

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: To the extent any additional right-of-way is needed, Owner will dedicate the same by easement.**

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

**Response: The Project includes minimum 7' sidewalks fronting all streets.**

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: 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: Street trees have been provided on all street frontages.**

**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 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: Acknowledged.**

**P. Historic and archaeological resources.**

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or

archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

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

**Q. *Hurricane evacuation.*** If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

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

1007 ALLEY VACATION  
1007 EAST LAS OLAS BLVD.  
FORT LAUDERDALE, FL

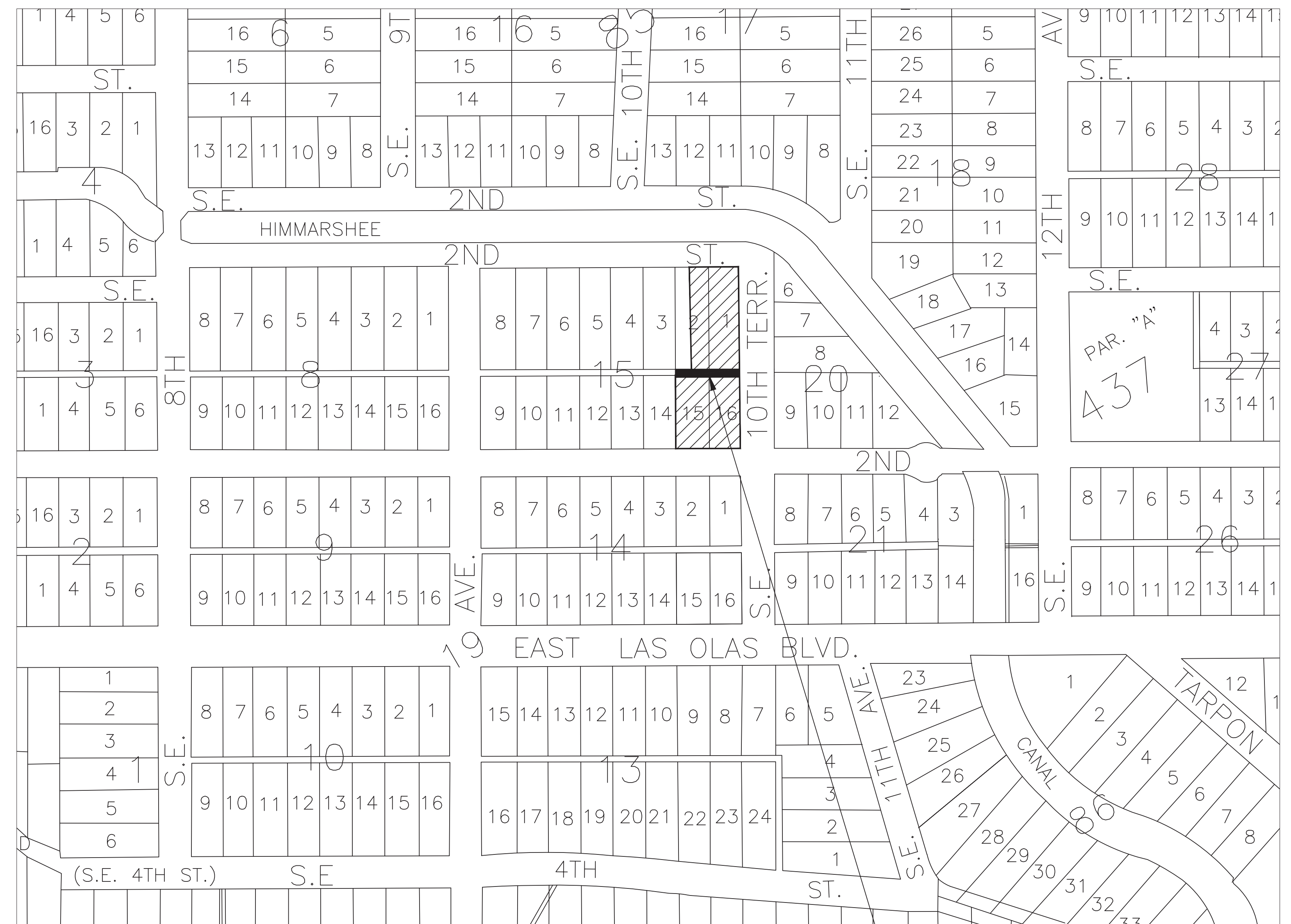
HUDSON CAPITAL GROUP and  
BARRON COMMERCIAL DEVELOPMENT

RIGHT-OF-WAY VACATION (LEVEL IV)  
PLN-VAC-20080001

That portion of the 10.00 foot alley lying adjacent to Lot 1 and the East 25.00 feet of Lot 2, and lying adjacent to Lot 16 and the East 25.00 feet of Lot 15, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida. Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida. Containing 750 square feet more or less.

SURVEY  
PLAT  
AERIAL

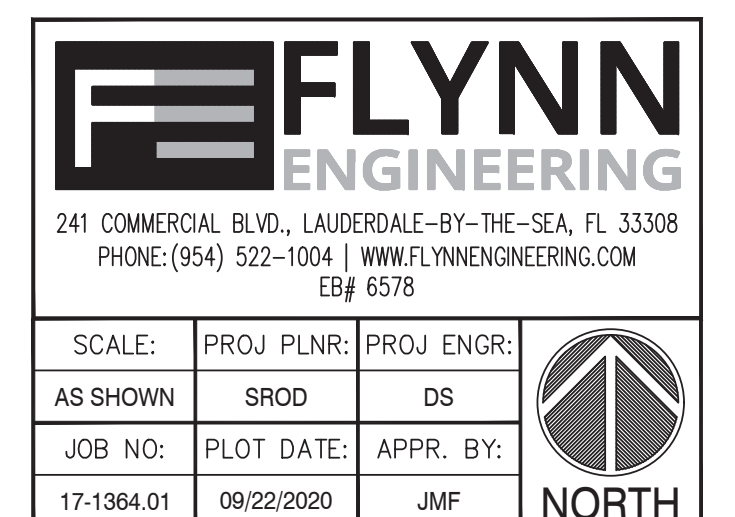
NARRATIVE & SKETCH AND LEGALS ATTACHED



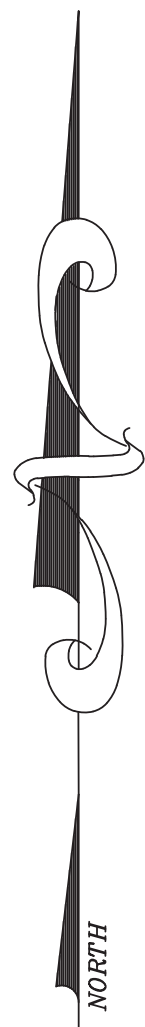
N.T.S



**SUBJECT AREA**







*Lot 1, the East one-half (E ½) of Lot 2, Lot 15 and Lot 16, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida.*

|          |                                 |
|----------|---------------------------------|
| I/P      | DENOTES IRON PIPE               |
| I/R      | DENOTES IRON ROD                |
| P.C.P.   | DENOTES PERMANENT CONTROL POINT |
| P.B.     | DENOTES PLAT BOOK               |
| P.G.     | DENOTES PAGE                    |
| O.R.B.   | DENOTES OFFICIAL RECORD BOOK    |
| U.E.     | DENOTES UTILITY EASEMENT        |
| B.C.R.   | DENOTES BROWARD COUNTY RECORDS  |
| D.C.R.   | DENOTES DADE COUNTY RECORDS     |
| COR.     | DENOTES CORNER                  |
| CLF      | DENOTES CHAIN LINK FENCE        |
| ☐        | DENOTES CENTERLINE              |
| L.B.     | DENOTES LICENSES BUSINESS       |
| (M)      | DENOTES MEASURED                |
| (C)      | DENOTES CALCULATION             |
| (P)      | DENOTES PLAT                    |
| CONC.    | DENOTES CONCRETE                |
| N/D      | DENOTES NAIL & DISK             |
| R/W      | DENOTES RIGHT-OF-WAY            |
| (TYP.)   | DENOTES TYPICAL                 |
| E.O.P.   | EDGE OF PAVEMENT                |
| F.O.W.   | FRONT OF WALK                   |
| CMP      | CORROGATED METAL PIPE           |
| RCP      | REINFORCED CONCRETE PIPE        |
| DIP      | DUCTILE IRON PIPE               |
| HDP      | HIGH DENSITY POLYETHYLENE       |
| ELEV.    | ELEVATION                       |
| EM       | ELECTRIC METER                  |
| LP       | LIGHT POLE                      |
| HH       | HANDHOLE                        |
| GEN.     | GENERATOR                       |
| ☉        | CONCRETE UTILITY/LIGHT POLE     |
| ☪        | WOOD UTILITY POLE               |
| ⊕        | WATER VALVE                     |
| ⊗        | SANITARY MANHOLE                |
| ⊙        | UNKNOWN VALVE                   |
| ●        | WATER METER                     |
| △        | MONITORING WELL                 |
| ○        | LIGHT POLE                      |
| ⊕        | HANDHOLE                        |
| ⋈        | FIRE HYDRANT                    |
| ⋈ + 4.49 | EXISTING ELEVATION              |

1. BELOW GROUND IMPROVEMENTS AN/OR ENCROACHMENTS IF ANY, WERE NOT LOCATED.
2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
3. THE EASEMENT AND RIGHTS-OF-WAY OF RECORD RECORDED AND VISIBLY AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE PROPERTY INFORMATION REPORT, FILE NO. 7923995, DATED SEPTEMBER 18, 2019 AT 6:00 AM, AND PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND THE PLAT OF COLEE HAMMOCK, AS RECORDED IN PLAT BOOK 1, PAGE 17, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
5. UNLESS OTHERWISE NOTED ALL PROPERTY CORNERS ARE SET 5/8" IRON RODS WITH CAP STAMPED LB. # 6935.
6. THIS BOUNDARY SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.
8. THE N.F.P.I. FLOOD MAP HAS DESIGNATED THIS LAND LIE WITHIN ZONES "AH" AND 0.2 PCT ANNUAL CHANCE, COMMUNITY #125105, MAP AND PANEL # 12011C0557-H, BASE FLOOD EL=5 (AH) AND THE DATE OF FIRM 8/18/2014.
9. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF EAST LAS OLAS WITH AN ASSUMED BEARING OF S 90°00'00" E.
10. SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 19,250 SQUARE FEET MORE OR LESS.

*PORTION OF BLOCK 14  
(P.B. 1, PG. 17, B.C.R.)*

**DAVID &  
GERCHAR,**  
SURVEYORS AND MAPPERS  
12075 NW 40th Street, Bay 1  
Coral Springs, Florida 33065  
(954) 340-4025 • ted@davidandgerchar.com



# COLEE HAMMOCK

MRS. MARY BRICKELL'S SUBDIVISION

OF

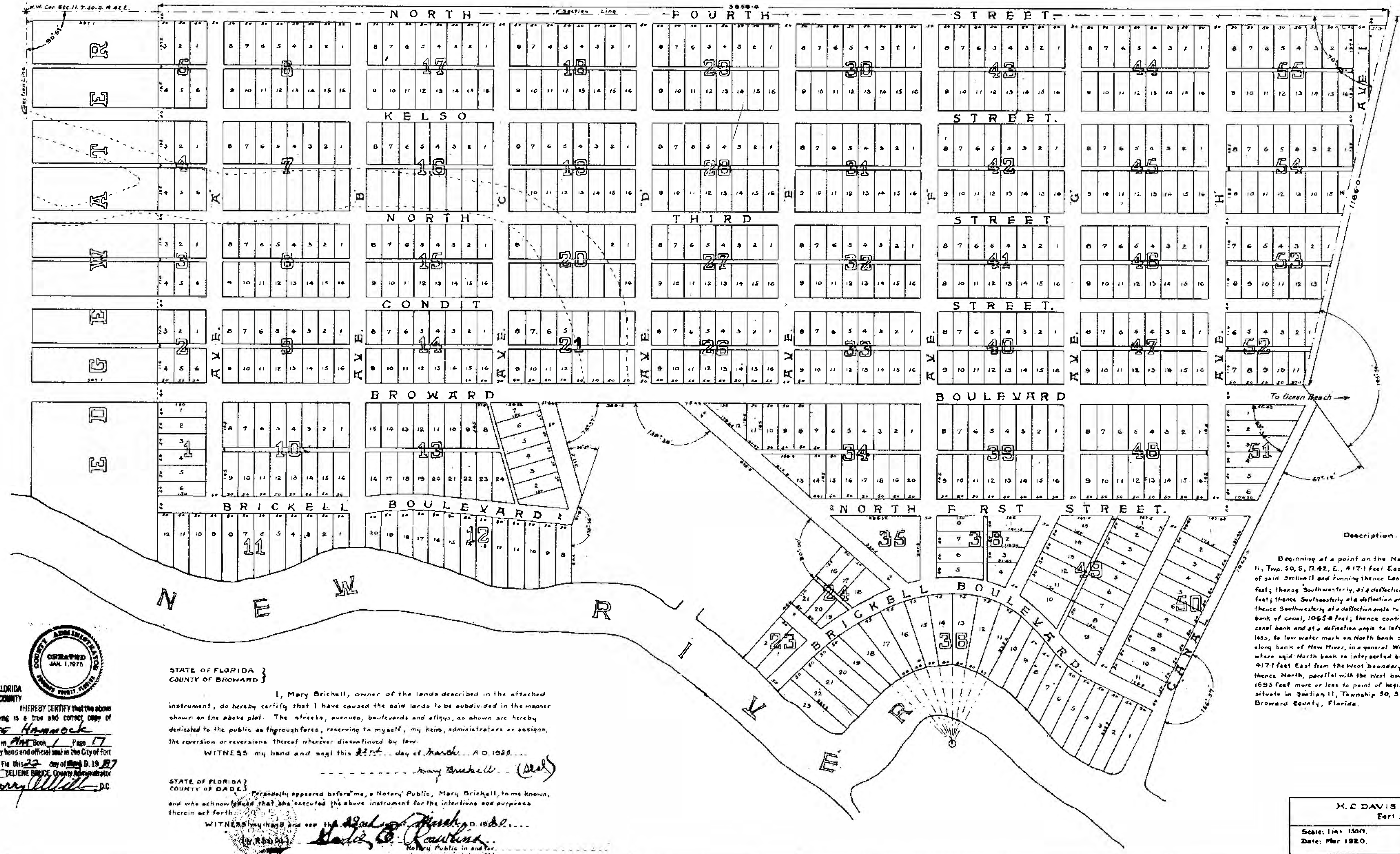
Part of the North 1/2 of Section 11, Twp. 50, S., R. 42, E., Broward Co., Fla.

10070

1-17

17

27  
 inch 20  
 Plot  
 7/11/1920  
 Wm. B. ...



Beginning at a point on the North boundary of Section 11, Twp. 50, S., R. 42, E., 417.1 feet East from the Northwest corner of said Section 11 and running thence East along the section line, 3858.4 feet; thence Southwesterly at a deflection angle to right 103° 18', 1186.0 feet; thence Southwesterly at a deflection angle to left 54° 06', 79.3 feet; thence Southwesterly at a deflection angle to right 67° 18' and along East bank of canal, 1065.8 feet; thence continuing Southwesterly along the canal bank and at a deflection angle to left 13° 03', 330 feet more or less, to low water mark on North bank of New River; thence meandering along bank of New River, in a general Westerly direction, to the point where said North bank is intersected by a line parallel with and 417.1 feet East from the West boundary of said Section 11; thence North, parallel with the West boundary of said Section 11, 1695 feet more or less to point of beginning, lying and being situate in Section 11, Township 50, South, Range 42, East, Broward County, Florida.

STATE OF FLORIDA  
 BROWARD COUNTY  
 I, Mary Brickell, owner of the lands described in the attached instrument, do hereby certify that the above and foregoing is a true and correct copy of the original as recorded in the Public Records of Broward County, Florida, on the 17th day of March, A.D. 1920.  
 My hand and official seal in the City of Fort Lauderdale, Fla. this 17th day of March, A.D. 1920.  
 J. B. ...  
 Notary Public in and for Broward County, Florida.

STATE OF FLORIDA }  
 COUNTY OF BROWARD }  
 I, Mary Brickell, owner of the lands described in the attached instrument, do hereby certify that the above and foregoing is a true and correct copy of the original as recorded in the Public Records of Broward County, Florida, on the 17th day of March, A.D. 1920.  
 My hand and official seal in the City of Fort Lauderdale, Fla. this 17th day of March, A.D. 1920.  
 J. B. ...  
 Notary Public in and for Broward County, Florida.

H. C. DAVIS, CIVIL ENGINEER  
 Fort Lauderdale, Fla.  
 Scale: 1 in. = 150 ft.  
 Date: Mar. 1920.

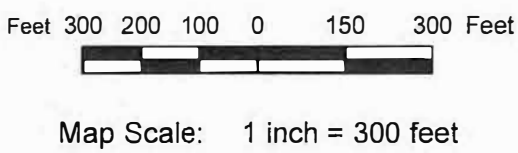




BROWARD COUNTY, FL.

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| DATE OF FLIGHT | SECTION | TOWNSHIP | RANGE |
|----------------|---------|----------|-------|
| 2015           | 11      | 50S      | 42E   |



PRINTED ON  
MAR 03 2016  
BROWARD COUNTY  
HIGHWAY CONSTRUCTION AND  
ENGINEERING DIVISION





December 8, 2020

ORLANDO ARROM  
CITY OF FORT LAUDERDALE – **ENGINEERING DIVISION**  
700 NW 19th Avenue  
Ft. Lauderdale, FL 33311  
954-828-5285 / oarrom@fortlauderdale.gov

Re: **Site Plan Application (DRC #PLN-SITE-20080001)**  
**& Right of Way Vacation Application (DRC #PLN-VAC-20080001)**  
**City of Fort Lauderdale**

To Whom It May Concern,

As per the request of the City of Fort Lauderdale Engineering Division, we are providing to you the requested **LETTER OF NO OBJECTION** to release an existing 10' alley located on SE 10<sup>th</sup> Terrace, between SE 2<sup>nd</sup> Court and East Las Olas Boulevard and as well as review and acknowledgement for the Site Plan Application for the site.

The Applicant has provided to Public Works the current survey, Site Plan, WS plan for the site as well as the DRC Response Letter to the Engineering Division. In particular, items #6 and #7 have been reviewed in detail regarding the sanitary sewer service.

If you have any questions, please do not hesitate to contact our office or email me [SRoberts@fortlauderdale.gov](mailto:SRoberts@fortlauderdale.gov).

Sincerely,



**Steve Roberts**  
City of Fort Lauderdale  
Utilities Distribution and Collections Manager  
Public Works Department / Central Maintenance Shop



Greg Kessell  
Manager - OSP Planning  
& Engineering Design

ATT Florida  
5395 NE 14<sup>th</sup> Ave  
Ft Lauderdale, FL 33334

T: 561-699-8478  
Gk9318@att.com

July 20, 2020

Charlie Ladd  
Barron Commercial Development, Inc.  
517 NE 6th Street  
Fort Lauderdale, FL 33304  
954-627-7000

**RE: No Objection for Vacation of Alleyway for 1007 E Las Olas Blvd.**

Dear Mr. Ladd –

AT&T has no objection to your request to vacate a portion of the alleyway described as:

That portion of the 10.00 foot alley lying adjacent to Lot 1 and the East 25.00 feet of Lot 2, and lying adjacent to Lot 16 and the East 25.00 feet of Lot 15, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida. Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida. Containing 750 square feet more or less.

The sketch and legal of the alleyway is attached to this letter.

Respectfully,

A handwritten signature in cursive script that reads "Greg Kessell".

Greg Kessell  
Manager OSP Planning & Engineering Design  
South Broward Engineering

AT&T  
5395 NE 14th Ave,  
Fort Lauderdale, FL 33334  
m.561 699-8478 | gk9318@att.com



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

Monday, July 20, 2020

**Charlie Ladd**  
**Barron Commercial Development, Inc**  
**517 NE 6<sup>th</sup> St Fort Lauderdale, FL 33304**  
**(954)627-7000**

**RE: Comcast No Objection Letter / Alleyway Vacation**

**Alleyway for 1007 E Las Olas Blvd.**

Comcast has no objection to the above-referenced vacate the following portion of the alleyway described as follows:

That portion of the 10.00 foot alley lying adjacent to Lot 1 and the East 25.00 feet of Lot 2, and lying adjacent to Lot 16 and the East 25.00 feet of Lot 15, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida. Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida. Containing 750 square feet more or less.

The Sketch and legal of the alleyway are attached to this letter.

Comcast will remove and relocate any facilities and vacate the Easement /Right-of-Way at this location at the customer's expense.

Should you have any further questions, please feel free to call or e-mail  
[Sherell\\_mckay2@comcast.com](mailto:Sherell_mckay2@comcast.com) – (754)221-1314 or (305)433-1059

Sherell McKay  
**Sr. Permit Coordinator Southern Division**

cc: File  
Broward County



July 20, 2020

Charlie Ladd  
Barron Commercial Development, Inc.  
517 NE 6th Street  
Fort Lauderdale, FL 33304  
954-627-7000

**RE: No Objection for Vacation of Alleyway for 1007 E Las Olas Blvd.**

Dear Mr. Ladd –

CenturyLink has no objection to your request to vacate a portion of the alleyway described as:

That portion of the 10.00 foot alley lying adjacent to Lot 1 and the East 25.00 feet of Lot 2, and lying adjacent to Lot 16 and the East 25.00 feet of Lot 15, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida. Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida. Containing 750 square feet more or less.

The sketch and legal of the alleyway is attached to this letter.

Respectfully,

A handwritten signature in cursive script that reads "F. Azuri".

Francisco Azuri  
CenturyLink National OSPE  
2121 W Prospect Rd  
Fort Lauderdale, FL 33309  
C: 786-266-1713  
E: francisco.azuri@CenturyLink.com

July 22, 2020

Charlie Ladd  
Barron Commercial Development, Inc.  
517 NE 6th Street  
Fort Lauderdale, FL 33304  
954-627-7000

**RE: No Objection for Vacation of Alleyway for 1007 E Las Olas Blvd.**

Dear Mr. Ladd –

FPL has no objection to your request to vacate a portion of the alleyway described as:

That portion of the 10.00 foot alley lying adjacent to Lot 1 and the East 25.00 feet of Lot 2, and lying adjacent to Lot 16 and the East 25.00 feet of Lot 15, Block 14, COLEE HAMMOCK, according to the Plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records of Broward County, Florida. Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida. Containing 750 square feet more or less.

The sketch and legal of the alleyway is attached to this letter.

Respectfully,  
  
Dan Agustin  
Wingate Service Center – FPL  
3020 NW 19th St, Fort Lauderdale, FL 33311  
Dan.R.Agustin@fpl.com



241 Commercial Blvd.  
Lauderdale-By-The-Sea, FL 33308

954.522.1004  
www.flynnengineering.com

June 15, 2020

**REQUESTED**

**Rick Johnson**  
**City of Fort Lauderdale**  
949 NW 38<sup>th</sup> Street  
Fort Lauderdale, FL 33309  
O. (954)828.7809  
E. [RJohnson@fortlauderdale.gov](mailto:RJohnson@fortlauderdale.gov)

Re: **Right of Way Vacation**  
**City of Fort Lauderdale**  
**FES #17-1364.01**

Dear Mr. Johnson,

We are requesting acknowledgement for a LETTER OF NO OBJECTION to release an existing 10' alley located on SE 10<sup>th</sup> Terrace, between SE 2<sup>nd</sup> Court and East Las Olas Boulevard.

Attached you will find a survey with the highlighted portion of alley. The applicant currently owns all of the land adjacent to the area under review. An application is being submitted to the City of Fort Lauderdale for the request to vacate the ROW.

We respectfully request **a letter of NO OBJECTION to release the existing 10' alley** as required by the City of Fort Lauderdale for the vacation process. As is customary, the owner will assume any costs associated with the relocation of utilities, if required.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

FLYNN ENGINEERING SERVICES, P.A.



July 31, 2020

Charlie Ladd  
Barron Commercial Development, Inc.  
517 NE 6<sup>th</sup> Street  
Fort Lauderdale, FL 33304  
954-627-7000

Re: NO OBJECTION FOR VACATION OF ALLEYWAY FOR 1007 E. LAS OLAS BLVD.,  
FT. LAUDERDALE, FL 33301

Dear Charlie Ladd,

TECO Peoples Gas does not object to vacate a portion of the alleyway described in the sketch and legal of the alleyway attached to this letter. We have no objection to the vacation if the following condition is satisfied:

Facilities are removed or relocated at the expense of the landowner.

If you have any questions or concerns, you may contact me at **813-228-4153**.

Sincerely,

7/31/2020

**X** Monica Otero

---

Monica Otero  
Distribution Easement Coordinator  
Signed by: Monica Otero

PEOPLES GAS  
702 NORTH FRANKLIN STREET  
P.O. BOX 2562  
TAMPA, FL 33601-2562  
AN EQUAL OPPORTUNITY COMPANY