

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.

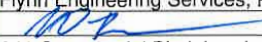
NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

Property Owner's Name	Len & Melody Renne
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner
Address, City, State, Zip	1500 W Broward Blvd, Fort Lauderdale, FL 33312
E-mail Address	
Phone Number	
Proof of Ownership	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

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

Applicant / Agent's Name	Flynn Engineering Services, P.A. Marc Isaac
Applicant / Agent's Signature	
Address, City, State, Zip	241 Commercial Blvd, Lauderdale-by-the-sea, FL 33309
E-mail Address	marc@flynnengineering.com
Phone Number	954-522-1004
Letter of Consent Submitted	see attached.

Development / Project Name	Seven Seas
Development / Project Address	Existing: 1490/1500 W Broward Blvd New: 1490 W Broward Blvd
Legal Description	See attached
Tax ID Folio Numbers (For all parcels in development)	5042 09 18 0250, 5042 09 18 0012, 5042 09 18 0010, 5042 09 18 0020
Request / Description of Project	Request to Vacate 10,474 SF portion of SW 15th Terrace adjacent to Lots 2-4, Block 1 & Lots 1 & 22, Block 6
Applicable ULDR Sections	
Total Estimated Cost of Project	\$ (Including land costs)
Future Land Use Designation	Commercial
Current Zoning Designation	B-1 & RML-25
Current Use of Property	Auto Service and watercraft sales

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
Garay, Christian Andres	504209180340	River Highlands Amended	6	22
Renne, Leonard R. & Melody A.	504209180030	River Highlands Amended	1	5

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 21st 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., 2nd 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



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 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		Staff Intake Review	
I acknowledge that the Required Documentation and Technical Specifications of the application are met:		For Urban Design & Planning staff use only:	
Print Name	<u>Marc Isaac</u>	Date	_____
Signature	<u>[Signature]</u>	Received By	_____
Date	<u>11.5.20</u>	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 19th 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.

November 5, 2020

DRC – Right-of-Way Vacation Narrative
Seven Seas – Right-of-Way Vacation (19-1524.00)
Portion of SW 15th Terrace, Fort Lauderdale FL

The applicant would like to request to vacate a 10,474 SF portion of SW 15th Terrace.

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

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

- a. The right-of-way or other public place is no longer needed for public purposes; and
RESPONSE: The previously direct connection between the neighborhood and Broward Boulevard has since been blocked off. Currently it is a dead end street which only provides access to the properties owned by the applicant on the east and west sides of the street.
- b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and
RESPONSE: This right-of-way vacation will not impose any adverse impacts to the surrounding areas as it is a dead end street.
- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and
RESPONSE: The portion we are requesting to vacate was previously closed to restrict access between W Broward Blvd and the neighborhood to the south. Vacating this portion of the right-of-way will aid in eliminating an existing dead end street without a turnaround area.
- d. The closure of a right-of-way shall not adversely impact pedestrian traffic; and
RESPONSE: No adverse impact to pedestrian traffic is anticipated as there is no existing pedestrian thoroughfare at this location. Pedestrian access to the applicant's site will be maintained via W Broward Blvd.
- 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: See the no objection letters attached from all public and private utility providers. As is customary, if required, the applicant will relocate any facilities and dedicate any applicable easements at their expense.

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 ROW 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: The project will comply.

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 ROW 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: All existing fire protection services are to remain.

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: N/A for ROW vacation.

- 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: The project will comply.

- 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: If required an utility easement will be provided to maintain any existing utilities.

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: Please see the no objection letter from the city's public works department provided. If required, the applicant will relocate any city utilities within the current ROW and dedicate any new easements.

- 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: A no objection letter from the city's public works department has been obtained.

- 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 is anticipated as part of the ROW vacation.

- 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: No impact to solid waste is anticipated as part of the ROW vacation. A truck access exhibit has been provided to demonstrate that a garbage truck will be able to enter and exit the property comfortably for trash collection.

- 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: No stormwater facilities are currently present within the ROW portion to be vacated. All applicable stormwater permits will be obtained with the redevelopment of the site.

- 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: The proposed ROW vacation will provide no adverse impact to the regional transportation network.

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: The project will comply.

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 (½) 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 (½) 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: This project is not anticipated to generate in excess of 1,000 daily trips.

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: N/A

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: All existing pedestrian facilities along W Broward Boulevard are to remain.

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: N/A for ROW vacation.

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: Street trees will comply where applicable with the site plan application.

- 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: A letter of no objection from the city's public works will be obtained. Any required easements and improvements will be provided as 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: N/A

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 was previously developed and has not been identified as having any archaeological significance. This site is within the Sailboat Bend historic district and approval from the historic preservation board will be obtained as applicable prior to construction.

- 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 site is located west (inland) of the Intracoastal Waterway.

Respectfully,



Flynn Engineering Services, P.A.

August 3, 2020

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

Subject: **Proposed Right-of-Way Vacation for Portion of SW 15th Terrace (DRC Case No. PLN-VAC-20060001)**

Dear Mr. Isaac,

This letter is in response to your request of a letter of No Objection regarding the proposed Right-of-Way vacation described as follows:

A portion of Southwest 15th Terrace, AMENDED PLAT OF RIVER HIGHLANDS, according to the plat thereof, as recorded in Plat Book 15, Page 69, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the most Easterly Southeast corner of Lot 5, Block 1; thence North 02°02'59" West along the West right-of-way line of Southwest 15th Terrace and the East line of said Block 1, a distance of 209.66 feet to the most Southerly point of Florida Department of Transportation Parcel 149, as shown on the Florida Department of Transportation Right-of-Way Map, Section 86006-2501; thence North 88°21'30" East, a distance of 50.00 feet to the most Southerly point of Florida Department of Transportation Parcel 150, as shown on the aforesaid Right-of-Way Map, said point lying and being on the East right-of-way line of Southwest 15th Terrace and the West line of Block 6 of the aforesaid Plant; thence South 02°02'59" East along said right-of-way line and West line of said Block 6, a distance of 209.30 feet; thence South 87°57'01" West, a distance of 50.00 feet to the Point of Beginning.

Said lands situate lying and being in Broward County, Florida. Containing 10,474 square feet more or less.

Based on review of the documents provided and our assessment of City of Fort Lauderdale (City) records, it appears there are City facilities located within the Right-of-Way. The City has **no objection** to the proposed vacation of the Right-of-Way described above provided that the vacation is conditioned upon the dedication of appropriate utility easements back to the City for the existing water main that is to remain and the construction of the sanitary manhole as described in the project documents. Additionally, the City has **no objection** to the proposed construction of the 5-foot tall concrete wall with the understanding that in the event the City must perform maintenance or repair of the facilities within the easement, the wall may be in conflict and may be removed in order for the City to complete the work required and that the City will not be held liable or responsible for any damages or restoration to the damaged portions of the wall.

Any relocation, removal, or abandonment of the existing utilities must be conducted with consultation with City staff, with approved engineering plans, at the developer's expense, and the relocated, removed, or abandoned utilities would be required to be inspected and accepted by the Department of Sustainable Development.

Should you have any questions or require any additional information, please contact me at (954) 828-6126.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Lawrence', with a horizontal line extending to the right.

Thomas Lawrence, P.E.
Project Manager II



October 15, 2019

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

Re: Portion South of Intersection of W Broward Blvd & SW 15TH Ter in F/O 1500
W Broward Blvd, Fort Lauderdale, FL 33312

Dear Marc Isaac,

FPL has no objection to abandoning or vacating the above right of way.

However, FPL has existing facilities and utility easements at this site. FPL will remove our existing facilities and vacate the existing easement at this location at the customer's expense. Prior to this being done, provisions must be made, new easements secured and facilities constructed to serve any existing FPL customers that may be affected by your request.

FPL will require a complete set of plans prior to construction. These would include the survey of property, site plan, water sewer & drainage, paving, and electrical plans. As the FPL engineering process takes about three to four months, it is imperative that complete plans be provided well in advance of construction.

Please contact me at 954 717 1434 should you have any questions or concerns.

Best Regards,

Noah Sherbacoff
Associate Engineer

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



Greg Kessell
Manager - OSP Planning
& Engineering Design

ATT Florida
5395 NE 14th Ave
Ft. Lauderdale, FL 33334

T: 561-699-8478
gk9318@att.com

November 3, 2020

Marc Isaac
Flynn Engineering Services, P.A.
241 Commercial Blvd
Lauderdale-By-The-Sea, FL 33308

RE: Right of Way Vacation. Portion of SW 15th Terrace, Ft. Lauderdale

Ms. Isaac,

AT&T does not object to your request for a right of way vacation of a portion of SW 15th Terrace, Ft. Lauderdale just south of Broward Blvd and further legally described in the attached sketch on page 2.

It is understood that any relocation of existing AT&T 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 561-699-8478

Sincerely,

A handwritten signature in black ink that reads "Greg Kessell".

Greg Kessell
Manager - OSP Planning & Engineering Design
ATT Florida
561 699-8478

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

A portion of Southwest 15th Terrace, AMENDED PLAT OF RIVER HIGHLANDS, according to the plat thereof, as recorded in Plat Book 15, Page 69, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the most Easterly Southeast corner of Lot 5, Block 1; thence North 02°02'59" West along the West right-of-way line of Southwest 15th Terrace and the East line of said Block 1, a distance of 209.66 feet to the most Southerly point of Florida Department of Transportation Parcel 149, as shown on the Florida Department of Transportation Right-of-Way Map, Section 86006-2501; thence North 88°21'30" East, a distance of 50.00 feet to the most Southerly point of Florida Department of Transportation Parcel 150, as shown on the aforesaid Right-of-Way Map, said point lying and being on the East right-of-way line of Southwest 15th Terrace and the West line of Block 6 of the aforesaid Plat; thence South 02°02'59" East along said right-of-way line and West line of said Block 6, a distance of 209.30 feet; thence South 87°57'01" West, a distance of 50.00 feet to the Point of Beginning.

Said lands situate lying and being in Broward County, Florida. Containing 10,474 square feet more or less.

NOTES:

- 1) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) The undersigned and David & Gerchar, Inc., make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for rights-of-way and/or easements of record.
- 3) This Sketch and Description consists of two (2) sheets and is not complete without all sheets.
- 4) Bearings shown hereon are based on the West right-of-way line of SW 15th Terrace with assumed bearing of N 02°02'59" W.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 2

REVISIONS	DATE	BY	CKD

*RIGHT-OF-WAY
TO BE VACATED*

THEODORE J. DAVID FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5821
DAVID & GERCHAR, INC. LB#6935

SCALE:

N/A

FB/PG:

N/A

DRAWN BY:

RRM

CKD. BY:

TD

JOB NO:

19-026

CAD. FILE: F:\dwgs\
19-jobs\19-026\sketch
and descriptions.dwg

DATE:

4/30/20

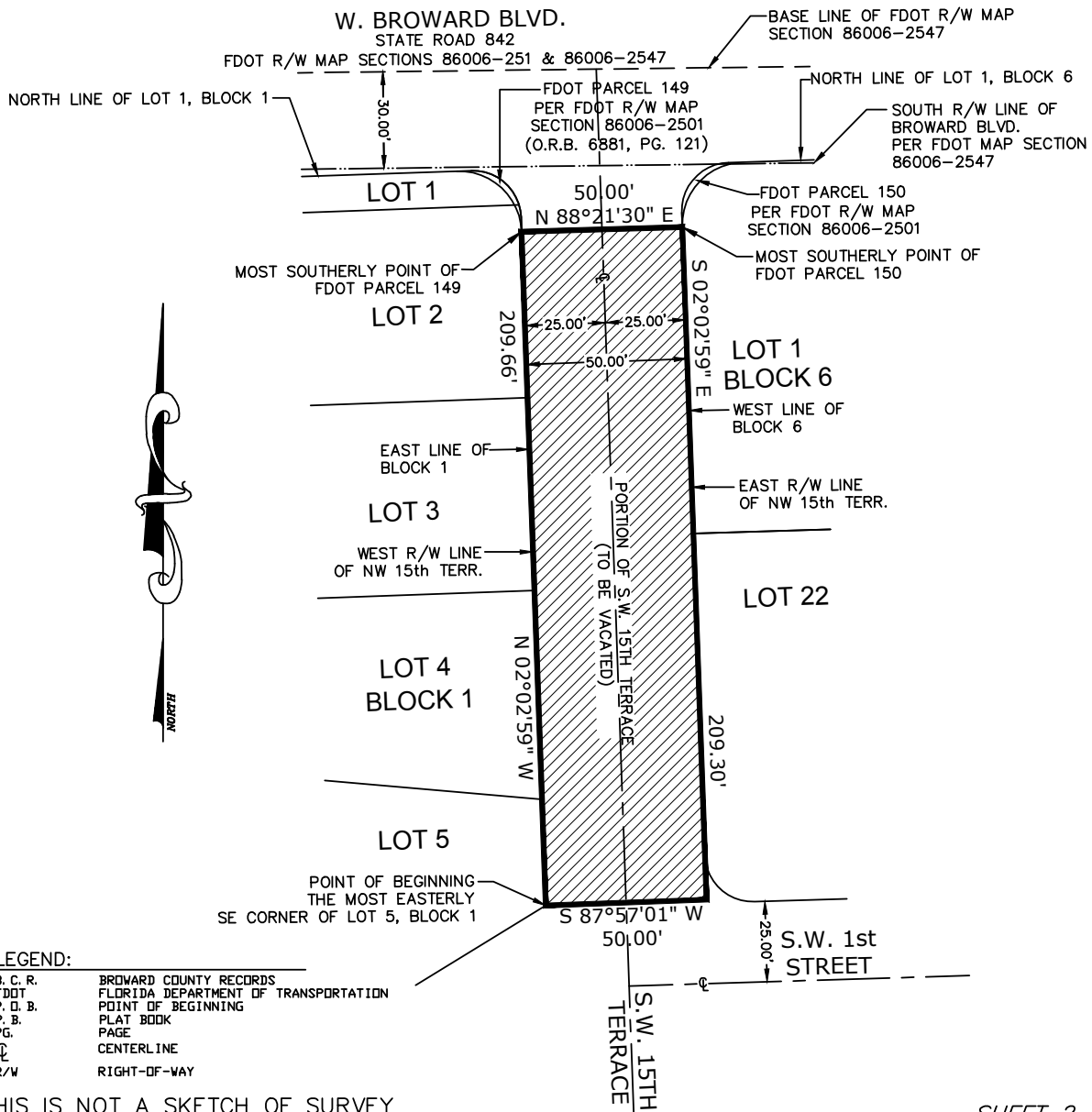
PROJ. FILE:

19-026

**DAVID &
GERCHAR,**
SURVEYORS AND MAPPERS

12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: ted@davidandgerchar.com

SKETCH AND DESCRIPTION



THIS IS NOT A SKETCH OF SURVEY

SHEET 2 OF 2

REVISIONS	DATE	BY	CKD

**RIGHT-OF-WAY
TO BE VACATED**

SCALE:	JOB NO:
1" = 50'	19-026
FB/PG:	CAD. FILE: F:\dwgs\19-jobs\19-026\sketch and descriptions.dwg
N/A	DATE:
DRAWN BY:	4/30/20
RM	PROJ. FILE:
CKD. BY:	19-026
TD	

**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS

12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: ted@davidandgerchar.com



11/6/2019

To: Marc Isaac-Flynn Engineering
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

RE: Right of Way Vacation
Portion of SW 15th Terrace
Ft. Lauderdale, 33312
Broward County
FES #19-1524.00

From: TECO Peoples Gas

To whom it may concern:

Thank you for contacting TECO Peoples Gas Company regarding vacate of right of way at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this vacate. Please be advised there are retired gas lines in the right of way.

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

Sincerely,

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

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