

Page 1: City Commission Submittal Requirements

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

NOTE: To be filled out by Department

Case Number	
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NOTE: To be filled out by Applicant

Property Owner's Name	
Applicant / Agent's Name	
Project Name	
Project Address	
Land Use Designation	
Zoning Designation	
Specific Request	

The following number of Plans:

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

MAIL NOTIFICATION

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

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

December 23, 2020
Updated June 29, 2021

VIA LAUDERBUILD

URBAN DESIGN & PLANNING DIVISION
DEPARTMENT OF SUSTAINABLE DEVELOPMENT
CITY OF FORT LAUDERDALE
700 NW 19TH AVE
FORT LAUDERDALE, FL 33311

**RE: Site Plan Level IV Review: 20-Foot-Wide Utility Easement Vacation
ULDR Narrative**

I represent Edwin Canales and Pedro Del Rio (the “Applicant”), owners of the real property located at 1013 Ponce de Leon Drive, Fort Lauderdale, FL 33316 (the “Property”). The Applicant is requesting approval to vacate a 20-foot wide utility easement which runs north-south through the western portion of the Property as recorded in Official Records Book 7001, Page 287 of the Public Records of Broward County, Florida (**Exhibit A**). The easement is more specifically identified in the Sketch and Legal Description included in this application. Provided below is the point-by-point analysis demonstrating the request meets the criteria for a vacation of easement pursuant to ULDR Sec. 47-24.7, Criteria for Vacation of Easement, and Sec. 47-25.2. Adequacy Requirements:

Sec. 47-24.7. - Vacation of easement.

A. *Vacation of easement (city commission).*

1. *Applicant.* The applicant shall be the owner of property subject to public easement sought to be vacated or the city.

RESPONSE: The Applicant is the owner of the subject property: Lot 9, Block 23, “RIO Vista ISLES UNIT 3”, as recorded in Plat Book 7, Page 47, public records of Broward County, Florida located at 1013 Ponce de Leon Drive, Fort Lauderdale, FL 33316.

2. *Application.* An application for a vacation of easement shall be made to the department, and shall include a legal description of the easement or portion thereof proposed to be vacated and written consent executed by every utility company with existing utilities or a right to locate such utilities within the easement.

RESPONSE: The legal description of the easement to be vacated is included in the Sketch and Legal Description and provided below:

**THE WEST 20 FEET OF LOT 9 IN BLOCK 23 OF “RIO VISTA ISLES, UNIT 3”,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 7,
PAGE 47, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.**

Letters of no objection from all franchised utility companies and the City of Fort Lauderdale have been obtained and included in this application package.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

Stephanie J. Toothaker, Esq., PA 954.648.9376 stephanie@toothaker.org [@stoothaker](https://twitter.com/stoothaker) [@toothakerdevelopment](https://www.instagram.com/toothakerdevelopment)
401 E Las Olas Blvd, Suite 130-154 Fort Lauderdale, FL 33301

3. *Review process.*
 - a. An application shall be submitted to the development review committee for review to consider if the application meets the criteria for a vacation of easement.
 - b. The DRC shall prepare a report to be included with the application regarding existing utilities within the easement and whether the criteria have been met.
 - c. The DRC shall forward its recommendation for a vacation of an easement to the city commission.
 - d. During a regular public meeting, the city commission consider the application and the record and recommendations forwarded by the DRC and shall hear public comment on the application.
 - e. If the city commission determines that the application meets the criteria for vacation, the city commission shall approve the vacation. If the city commission determines that the proposed development or use does not meet the criteria, the city commission shall deny the vacation.
 - f. Approval of a vacation of an easement shall be by resolution adopted by the city commission.**RESPONSE: Acknowledged and will comply.**

4. *Criteria.* An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:

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

RESPONSE: There is no longer a public need for this utility easement as confirmed by the City's Public Works Department. The sanitary sewer line formerly requiring the easement was abandoned and filled/plugged and is no longer in use due to the sewer force main breaks and related repairs in the Rio Vista neighborhood at Ponce de Leon Drive. The City's Stormwater Staff also confirmed there is no drainage structure planned in this subject easement area. Additionally, refer to the attached letters from the franchise utility companies confirming they do not object to the vacation of the easement.

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

RESPONSE: Acknowledged. Refer to the City's Public Works Department Letter of No Objection. The sanitary sewer line formerly requiring the easement was abandoned and filled/plugged and is therefore no longer needed. The City's Stormwater Staff also confirmed there is no drainage structure planned in this subject easement area. Additionally, refer to the attached letters from the franchise utility companies confirming they do not object to the vacation of the easement.

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

RESPONSE: Acknowledged.

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

RESPONSE: Acknowledged.

Section 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.

RESPONSE: No development permit is requested.

- 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 utility easement 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 easement vacation will not affect current stormwater management facilities. The City's Stormwater Staff confirmed there is no planned drainage structures in this subject easement area.

- 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(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: The proposed utility easement vacation does not impact environmentally sensitive lands.

- E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

RESPONSE: Adequate fire protection will be maintained and is not impacted.

- F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

RESPONSE: N/A

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

RESPONSE: N/A

- 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: Existing potable water facilities are available to the Property. No additional demand is proposed as part of the easement vacation.

- 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: The sanitary sewer line requiring the easement proposed to be vacated was abandoned and filled/plugged and is therefore no longer needed.

- 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: N/A

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.
2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

RESPONSE: The easement vacation application does not impact solid waste collection or disposal.

- 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: There will be no impact to stormwater as part of the easement vacation. The City's Stormwater Staff confirmed there is no planned drainage structures in this subject easement area.

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 (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: The propose easement vacation will not impact the regional transportation network, local streets or traffic.

- 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: The proposed easement vacation does not impact pedestrian facilities.

- 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: The easement is not located on an arterial street.

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: N/A

9. *Street trees.* In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

RESPONSE: N/A

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: Wastewater services will not be impacted with the proposed easement vacation.

- 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: No structures have been identified on the Property as having archaeological or historical significance within the State of Florida authorized by law to do the same.

- 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 Property is not located east of the Intracoastal Waterway.

We are respectfully requesting that the City approve the vacation of the 20-foot-wide utility easement based on the information provided above and the accompanied application package. Please contact me at stephanie@toothaker.org or (954) 648-9376 if you require any additional information.

Respectfully submitted,

/

s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.

Exhibit A

\$ 4.00

30.00

11.00

77- 86452

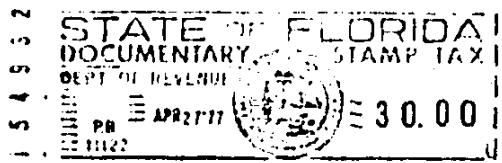
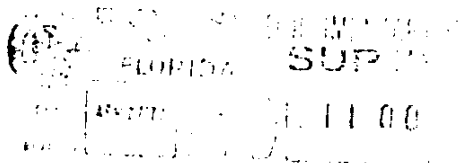
EASEMENT

\$ 45.00

THIS INDENTURE, Made this 13th day of APRIL, A.D. 1977.by and between HARRY MARIN and FLORENE S. MARIN, his wife,hereinafter called the Grantors, and CITY OF FORT LAUDERDALE, a Municipal corporation of Florida, City Hall, Fort Lauderdale, Broward County, Florida, hereinafter referred to as Grantee;

WITNESSETH That for and in consideration of the sum of ONE DOLLAR (\$1.00), paid by the Grantee to the Grantors, receipt of which is hereby acknowledged, and other good and valuable considerations, the Grantors hereby grant unto the Grantee the successors and assigns, full and free right and authority to lay, operate and maintain such Utilities, as Grantee may deem necessary along, through, in and under that certain strip or parcel of land situate, lying and being in Fort Lauderdale, Broward County, Florida, described as follows:

The West 20 feet of Lot 9 in Block 23 of "RIO VISTA ISLES, UNIT 3," according to the plat thereof, recorded in Plat Book 7, Page 47, of the public records of Broward County, Florida.



TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand s and seal s the day and year first above written.

Signed, Sealed and Delivered

in the presence of

Donna K. Walker
Dea Culp

Harry Marin (SEAL)
Florence S. Marin (SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, HARRY MARIN and FLORENE S. MARIN, his wife,

to me well known to be the persons described in and who executed the foregoing Easement, and they acknowledged before me that they executed such Easement for the uses and purposes therein expressed.

WITNESS my hand and official seal at Fort Lauderdale in the State and County aforesaid, this 13th day of APRIL, A.D. 1977.

Return to:

CITY ATTORNEY
P.O. Box 1481
Fort Lauderdale, Florida

RECORDED IN THE OFFICE OF THE
DE BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

INSTRUMENT PREPARED BY:
CITY ATTORNEY - W. W. Caldwell, Jr.
CITY HALL
FORT LAUDERDALE, FLA.

Notary Public

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires April 16, 1981

77 APR 26 PM 3:33

OFF. 7001 PAGE 287



Greg Kessell
Manager - OSP Planning
& Engineering Design

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

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

December 22, 2020

Estefania Mayorga
Toothaker.Org
401 E Las Olas Blvd, Ste 130-154
Ft. Lauderdale, FL 33301

RE: Easement Vacation. Portion of 1013 Ponce de Leon Dr, Ft. Lauderdale FL 33316

Ms. Mayorga,

AT&T does not object to your request for an easement vacation of a portion of 1013 Ponce de Leon Dr, Ft. Lauderdale FL 33316 legally described as the west 20 feet of lot 9 in block 23 of "Rio Vista Isles, Unit 3", according to the map or plat thereof, recorded in Plat book 7, page 47, public records of Broward County, Florida and 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,

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



June 4, 2021

Stephanie Toothaker, Esq
Toothaker.Org
401 E. Las Olas Boulevard, Suite 130-154
Fort Lauderdale, FL 33301

Subject: **Easement Vacation for the property located at 1013
Ponce de Leon Drive, Fort Lauderdale, FL 33316**

Dear Ms. Toothaker,

This letter is in response to your request of a Letter of No Objection regarding the proposed vacation of the City of Fort Lauderdale's (City) utility easement as shown on the plans provided by Toothaker.org. While there are utilities abandoned in place, the City has determined that there are no active utilities located within the utility easement. The City has **no objection** to the vacation.

Should you have any questions or require any additional information, please contact me at (954) 828-5115.

Sincerely,

Gabriel Garcia
Project Manager II





June 21, 2021

Estefanía Mayorga
1013 Ponce de Leon Drive,
Fort Lauderdale, FL 33316

Re: Easement Vacation
1013 Ponce de Leon Drive,
Fort Lauderdale, FL 33316

Dear Estefanía Mayorga,

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

However, FPL has existing overhead/underground 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.

Yours truly,

Mark Morkos

Mark Morkos
Engineer II



6/10/2021

To: Toothaker
Estefania Mayorga
401 E. Las Olas Blvd.
Ft. Lauderdale, FL 33301

RE: Vacate of Easement
1013 Ponce De Leon Dr.
Ft. Lauderdale, FL 33316

ALL OF THE 20 FOOT WIDE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1001, PAGE 287, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
THE WEST 20 FEET OF LOT 9 IN BLOCK 23 OF "RIO VISTA ISLES, UNIT 3", ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 47, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

From: TECO Peoples Gas

To Whom It May Concern:

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

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

Sincerely,

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