DEVELOPMENT REVIEW COMMITTEE (DRC)
Right-of-way / Easement Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Other Property & Right-of-Way related items for discussion

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 email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to final submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, 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 954-828-8531 latest by Friday at 12:00 noon prior to the meeting date.

Other Property & Right-of-Way related items for discussion: the application and submittal requirements are attached on the last page of this application.

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

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, license, encroachment, water and sanitary sewer agreements, shall be preceded by the execution and filing of the following application form and the payment with said application fee of $100.00, (Ordinance No. C-84-85), which shall be nonrefundable. This application must be presented and the fee paid before agreement is prepared or considered. If publication is necessary, applicant agrees to pay the cost of such publication.

☐ Easement Vacation $680.00
☐ Right-of-Way Vacation $780.00
☐ Agreements with the City * $100.00
☐ Other Property & Right-of-Way related items for discussion $100.00

* Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, revocable license, encroachment, water and sanitary sewer agreements)
Page 1: DRC Vacation / Agreements - 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
Gaddis Properties LLC
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
221 W. Oakland Park Blvd., Third Floor, Fort Lauderdale, FL 33311
E-mail Address
cjadd@barrondev.com
Phone Number

Proof of Ownership
[X] Warranty Deed or [ ] Tax Record

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required
Applicant / Agent’s Name
Damon T. Ricks / Flynn Engineering Services P.A.
Applicant / Agent’s Signature
Address, City, State, Zip
241 Commercial Blvd., Lauderdale-by-the-sea, FL 33308
E-mail Address
dricks@flynnengineering.com
Phone Number
954-522-1004
Letter of Consent Submitted
see attached

Development / Project Name
512-524 Federal Highway Easement
Development / Project Address
Legal Description
Exhibit: 500-530 N. Federal Highway
Now: 512-524 N. Federal Highway
Tax ID Parcel Numbers
5042 02 01 0720
(Part of parcel in development)
Request / Description of Project
Vacation of exiting access easement
Applicable ULDR Sections
Sec 47-24.7; Sec 47-25.2
Total Estimated Cost of Project
$ (including land costs)

Current Land Use Designation
D-RAC
Current Zoning Designation
RAC-EMU
Current Use of Property
COMMERCIAL (VACANT)

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.
Name and Signature
Preliminary Number
Subdivision
Block
Lot

NOTE: Applicant must indicate if/how the following provisions are met:
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.
6. Applicants shall satisfactorily support vacation requests by addressing each point listed in Sections 47-24.6 and 47-24.7 of the city’s Unified Land Development Regulations (ULDR) as applicable.

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

BellSouth
8601 W. Sunrise Blvd., 2nd Floor
Plantation, FL 33322
(954) 476-2909

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

Comcast, Inc.
2501 SW 145 Ave, Suite 200
Miramar, FL 33027
(954) 534-7417, (954) 534-7083 fax

Updated: 2/26/2013
Page 2: Required Documentation

INSTRUCTIONS: An application for a vacation of an easement, a right-of-way or other public place shall be reviewed in accordance with all applicable provisions of ULDR Sec. 47-24.6 Vacation of Rights-of-Way and/or Sec. 47-24.7 Vacation of Easement.

One (1) copy of the following documents:

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable. Proof of ownership by Title Co. or written Attorney’s opinion within the last 30 days.
- Property owners signature and/or agent letter signed by the property owner.
- Traffic study for projects that meet the trip threshold (see Sec. 47-24 or contact DRC Engineering Rep.)
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

The following number of Plans:

- One (1) original set, signed and sealed at 24” x 36”
- Six (6) copies sets, with plans at 11” x 17”
- One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required.Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- Narrative describing project specifics, to include: architectural style and important design elements, utilities affected and the plan to address them, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet including project name and table of contents.
- 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.
- Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal. A current certified boundary survey (within last 6 months) is required for “agreements with City of Fort Lauderdale applications”.
- 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 of easement or ROW proposed to be vacated (must be prepared by Engineer or Surveyor).

NOTES:
- All plans and documents must be bound, stapled and folded to 8 1/2” x 11”;
- All copy sets must be clear and legible and should include any graphic material in color;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;

### Applicant’s Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

**Print Name:** Damon T. Ricks / Flynn

**Signature:** [Signature]

**Date:** 4/15/10

### Staff Intake Review

For Urban Design & Planning Division use only:

<table>
<thead>
<tr>
<th>Date</th>
<th>Received By</th>
<th>Tech. Specs Reviewed By</th>
<th>Case No.</th>
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<tbody>
<tr>
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</table>

Updated: 3/25/2013
Page 3: Property & Right-of-Way related items for discussion

APPLICATION FORM

Legal name of applicant – (if corporation, names and titles of officers as well as exact name of corporation – if individuals doing business under a fictitious name, correct names of individuals (must be used). Not fictitious name:

NAME: John Camillo/GADDIS Properties, LLC PHONE:

APPLICANTS ADDRESS: 221 W. Oakland Park Blvd., Third Floor, Fort Lauderdale, FL 33311

IF UNAVAILABLE CONTACT: Charlie Ladd RELATIONSHIP OR TITLE Reg. Agent

ADDRESS:

ADDRESS AND LEGAL DESCRIPTION OF PREMISES OR AREA AFFECTED:

SITE ADDRESS: __________________________ ZONED: _______

LEGAL DESCRIPTION: __________________________

DISCUSSION ITEM: __________________________

__________________________________________
APPLICANTS SIGNATURE & TITLE

NOTICE TO APPLICANT

1. Payment — $100.00 application fee payable to the City of Fort Lauderdale.
2. Proof of ownership by Title Co. or written Attorney’s opinion within the last 30 days.
3. Project Description — Briefly describe the proposed project, any items to explain the request and related property and/or right-of-way items.
4. Six (6) copies, size 11”x17” of Land Surveyor’s sketch of plan delineating the area including legal description, property and/or right-of-way lines. Current certified boundary survey (within last 6 months).
5. Ground photos of the area and other material to depict the project.
March 29, 2018

RE: GADDIS PROPERTIES LLC
P.O. Box 950
Fort Lauderdale, Florida 33302

To Whom It May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Plan Application, Planning & Zoning Board and any other governmental approvals related thereto for the property located at 500-530 North Federal Highway, Fort Lauderdale, Florida

Property ID: 5042 02 01 0720

Sincerely,

GADDIS PROPERTIES LLC

STATE OF FLORIDA )
COUNTY OF ) S S

The foregoing instrument was acknowledged before me this 4th day of April, 201_, by Charles Gadd, as Owner of the property. He is personally known to me and who did not take an oath.

My Commission Expires:
The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

### Property Assessment Values

**Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.**

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### 2018 Exemptions and Taxable Values by Taxing Authority

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### Sales History

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### Special Assessments

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EASEMENT 1712

THIS EASEMENT, made this 16th day of September, 1990, between Moody Imports, Inc. d/b/a Moody Honda, a Florida Corporation, 500 North Federal Highway, Fort Lauderdale, Broward County, Florida 33301, Grantor, and the City of Fort Lauderdale, a municipal corporation existing under the laws of the State of Florida, P.O. Box 14250, Fort Lauderdale, Broward County, Florida 33302, Grantee.

WITNESSETH:

That Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, to said Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant unto Grantee, its successors and assigns, an easement for public ingress and egress purposes over, across and through the property situated in Fort Lauderdale, Broward County, Florida, described in Exhibit "A".

Saving and reserving unto Grantor, its successors, and assigns the reversionary interest thereto in the event the use of same as herein set forth is abandoned or in any way vacated.

IN WITNESS THEREOF, said Grantor has hereunto set hand and seal of the day first above written.

WITNESSES:

[Signatures]

MOODY IMPORTS, INC. d/b/a MOODY HONDA:

[Signatures]

STATE OF FLORIDA }

COUNTY OF BROWARD }

BEFORE ME on the 5th day of September, 1990, personally appeared Mr. Lester E. Moody, as President of Moody Imports, Inc. d/b/a Moody Honda, and he acknowledged to me that he executed the foregoing instrument for the purposes therein expressed.

[Signature]

Notary Public

My Commission Expires:

[Signature]

3-O23/2
SKETCH AND DESCRIPTION
15 FOOT ALLEY BASEMENT

A portion of Lot 17 and a portion of that certain 10 foot alley
lying West of and adjacent thereto, Block 4, HOLMBERG & MCKEES
SUBDIVISION, according to the plat thereof, as recorded in Plat
Book 1, Page 112, of the public records of Dade County, Florida,
more fully described as follows as follows:

Commencing at the Northeast corner of said Lot 17; thence South
00°01'00" West, on the East line of said Lot 17, a distance of
24.25 feet to the Point of Beginning; thence North 89°59'00"
West, a distance of 110.00 feet, to a point of curve; thence
Westerly and Northerly on a curve to the right, with a radius of
28.00 feet, a central angle of 90°00'00", an arc distance of
39.27 feet, to the Northwest corner of said Lot 17; thence North
89°40'00" West, on the Westerly extension of the North line of
said Lot 17, a distance of 10.00 feet; thence South 00°01'00"
West, on the West line of said 10 foot Alley, a distance of 19.42
feet to a point on a curve; thence Southerly and Easterly on a
curve to the left, whose radius point bears North 61°03'42" East,
with a radius of 40.00 feet, a central angle of 61°02'42", an arc
distance of 42.62 feet, to a point of tangency; thence South
89°59'00" East, a distance of 110.00 feet to a point on the East
line of said Lot 17; thence North 00°01'00" East, on said East
line, a distance of 15.00 feet to the Point of Beginning.

(SEE SHEET 2 OF 2 FOR SKETCH)

Said lands situate, lying and being in the City of Fort
Lauderdale, Broward County, Florida, and containing 2,351 square
feet or 0.0540 acres more or less.

Certified correct. Dated at Fort Lauderdale, Florida, this 12th
day of June, 1990.

REVISED DESCRIPTION THIS 13TH DAY OF SEPTEMBER, 1990.

NOTES: 1) This property was not abstracted for easements,
reservations or rights-of-way of record by McLaughlin Engineering
Company. 2) Legal description prepared by McLaughlin Engineering
Company, this 12th day of June, 1990. 3) This drawing is not
valid unless sealed with an embossed surveyors seal. 4) Bearings
shown assume the East line of said Block 4 as South 00°01'00"
West, 5) THIS IS NOT A SURVEY.

McLAUGHLIN ENGINEERING COMPANY

James H. McLaughlin Jr.
Registered Land Surveyor No. 4497
State of Florida.
A portion of Lot 17 and a portion of that certain 10 foot alley lying West of and adjacent thereto, Block 4, HOMBERG & HICKS'S SUBDIVISION, according to the plat thereof, as recorded in plat Book 1, Page 112, of the public records of Dade County, Florida, more fully described on Sheet 1 of 2.

R = RADIUS
Δ = CENTRAL ANGLE (DEGREE)
R = ARC LENGTH

Return to Real Estate Office
Public Works Department
City of Fort Lauderdale
P.O. Drawer 14250
Fort Lauderdale, FL 33302

McLaughlin Engineering Co.

Registered Land Surveyor No. 4397
State of Florida. James W. McLaughlin, Jr.-
"Not Valid Unless Sealed with an embossed Surveyors Seal"
May 1, 2018

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

Subject: Proposed Vacation of Ingress/Egress Easement for 514-524 N. Federal Highway

Dear Mr. Isaac,

This letter is in response to your request for a No Objection Letter regarding the proposed vacation of the ingress/egress easement located within Lot 17, Block 4, Holmberg and McKee’s Subdivision, according to the Plat thereof, recorded in Plat Book 1, page 112, of the public records of Miami-Dade County, Florida.

Based on review the documents provided and our assessment of City records, it appears there are City water and sewer facilities located within the existing ingress/egress easement. The City of Fort Lauderdale has **no objection** to the proposed vacation of the ingress/egress easement described above provided that the vacation is conditioned upon the relocation, removal, or proper abandonment of any facilities found, if required. Any relocation, removal, or abandonment of the existing utilities must be conducted 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, please contact me at (954) 828-7809.

Sincerely,

Rick Johnson
Utilities Distribution and Collection Systems Manager
949 NW 38th Street,
Fort Lauderdale, Florida, 33309
Ph: 954-828-7809 | email: rjohnson@fortlauderdale.gov
March 9th, 2018

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

Subject: No Objection Letter for Ingress/Egress easement vacation, City of Fort Lauderdale, 514-524 N Federal Hwy FES #08-0825.12

Dear Jacqueline:
ATT does not object to your request for a vacation of the Ingress/Egress easement vacation at the property described in the attached page 2. Applicants property is AT 514-524 N Federal Hwy and legally described as HOLMBERG & MC KEES SUB 1-112 D LOTS 10,11,13-26,LESS ST RD R/W, TOG W/ POR OF 10' WIDE VAC ALLEY LOCATED BETWEEN LOTS 17-26 BLK 4.

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

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

Sincerely,

Dyke Tittle
Manager - OSP Planning & Engineering Design
April 5, 2018

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

RE: 514-524 North Federal Highway, Ingress/Egress Easement Vacation, City of Fort Lauderdale, FES #08-0825.12

Marc Isaac:

Please be advised that Peoples Gas System, a division of Tampa Electric Company has no interest in any easements that may or may not be a matter of public record. We have no objection to any easements being released.

If you have any questions, please feel free to contact me.

Thank you,

Crystal L. Corbitt
Distribution Easement Coordinator
Real Estate Services
Tuesday, March 13, 2018

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

RE: Letter of No Objection / Easement Vacation
Ingress / Egress Easement Vacation
514 – 524 North Federal Highway
Folio Number 5042 02 01 0720
City of Fort Lauderdale
Comcast muid_9360_B

Dear Mr. Isaac,

Please be advised …in reference to the proposed Ingress / Egress Easement Vacation at: 514 – 524 North Federal Highway Comcast has no existing / active facilities within the limits of this project and have no objection nor conflict to this request.

Should you have any further question, please feel free to call me at 1-954-447-8405 e-fax 1-954-954-534-7008 or e-mail at Leonard_Maxwell-Newbold@cable.comcast.com

Sincerely,

Leonard Maxwell-Newbold

Digitally signed by Leonard Maxwell-Newbold
Date: 2018.03.13 09:12:18 -04'00'

Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast / Southern Division ( RDC )
3/13/2018 9:11:33 AM
Cc:

File
March 12, 2018

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

Re: 514-524 N Federal Hwy Ft Lauderdale, FL

Dear Marc Isaac,

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

However, FPL has existing overhead 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 2138 should you have any questions or concerns.

Yours truly,

Mateo Tangarife
Engineering Lead

A NEXTERa ENERGY Company
March 20, 2018

DRC NARRATIVE: Vacation of Easement
Project: 512-524 Federal Highway Easement Vacation (Access)
Address: 512-524 Federal Highway - Ft. Lauderdale

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 owns the property subject to the public easement to be vacated.

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 applicant will comply as applicable. See utility letters of ‘NO OBJECTION’ and sketch & legal description both attached.

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: The applicant will comply as applicable.
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:** The Ingress/Egress Easement is no longer needed for public purposes as the prior ROW alley vacations have or are being vacated and all utilities removed.

   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:** The applicant is working with the utility providers to remove or to re-route any existing utilities. See attached letters of 'NO OBJECTION’ provided by the utility companies.

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:** The applicant has taken this comment under advisement.

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:** The applicant has taken this comment under advisement.

Respectfully,

[Signature]

Flynn Engineering Services, P.A.
March 20, 2018

DRC – Narrative: Adequacy for UTILITY ‘Ingress/Egress’ EASEMENT Vacation
Project: 512-524 Federal Highway Easement Vacation (Access)
Address: 512-524 Federal Highway - Ft. Lauderdale

Sec. 47-25.2 ADEQUACY REQUIREMENTS

A. Application. 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: The applicant has taken this comment under advisement.

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 – Access Easement

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: N/A – Access Easement

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(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: There are no environmentally sensitive lands on this site.
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: N/A – Access Easement

F. **Parks and open space.** New ordinance adopted in June 2006,
   Response: N/A – Access Easement

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 – Access Easement

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: N/A – Access Easement
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: N/A – Access Easement**

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 – Access Easement**

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: N/A – Access Easement**

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: N/A – Access Easement**
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 FDOT 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.

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 & accepted applicable traffic engineering standards.
   
   Response: N/A – Access 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: N/A – Access Easement
7. **Primary arterial street frontage.** Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.
*Response: Acknowledged.*

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

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

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: N/A – Access Easement

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 – Access Easement

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 so, 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: There are no structures within the easement, and the property itself has not been identified as having archaeological or historical significance.

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

Response: N/A – Access Easement. Project is not located east of the Intracoastal Waterway.

Respectfully,

[Signature]

Flynn Engineering Services, P.A.
512-524 Federal Highway-LU
PROJECT:
512-524 NORTH FEDERAL
512-524 NORTH FEDERAL HIGHWAY, Fort Lauderdale

DRC EASEMENT VACATION

LEGAL DESCRIPTION:

LOTS 13, 16, 17, 20, 21, 24 AND 25, BLOCK 4, HOLMBERG AND McKEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 112, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

DRC SHEET INDEX

SURVEY
PLAT
AERIAL
SKETCH & LEGAL DESCRIPTION
X1     EASEMENT EXHIBIT
DESCRIPTION:

EASEMENT #112, A PUBLIC INGRESS AND EGRESS EASEMENT, AS RECORDED IN OFFICIAL RECORDS Book 17840, Pages 355 THROUGH 357, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 17 AND A PORTION OF THAT CERTAIN 10.00 FOOT ALLEY LYING WEST OF AND ADJACENT THERETO, BLOCK 4, HOLMBERG & MCKEE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 112, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 00°01'00" WEST, ON THE EAST LINE OF SAID LOT 17, A DISTANCE OF 24.25 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°59'00" WEST, A DISTANCE OF 110.00 FEET, TO A POINT ON A CURVE; THENCE WESTERLY AND NORTHERLY ON A CURVE TO THE RIGHT, WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET, TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE NORTH 89°59'00" WEST, ON THE WESTERN EXTENSION OF THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°01'00" WEST, ON THE WEST LINE OF SAID 10 FOOT ALLEY, A DISTANCE OF 19.42 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY AND EASTERLY ON A CURVE TO THE LEFT, WHEREHis RADIUS POINT BEARS NORTH 61°03'42" EAST, WITH A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 61°03'42", AN ARC DISTANCE OF 42.63 FEET, TO A POINT OF DANGEROUS, THENCE SOUTH 89°59'00" EAST, A DISTANCE OF 110.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 17, THENCE NORTH 00°01'00" EAST, ON SAID EAST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 2,351 SQUARE FEET MORE OR LESS.

NOTES:

1) Bearings shown hereon are based on the East line of Lot 17, Block 4 with an assumed bearing of South 00°01'00" West.
2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
3) All easements and rights-of-way of record, recorded and visible affecting the hereon described property are shown per the Ownership and Encumbrance Report, Order No. 5347934, prepared by Commonwealth Land Title Insurance Company dated through June 12, 2015, per the Ownership and Encumbrance Report, File No. 5454257, prepared by Commonwealth Land Title Insurance Company dated through October 11, 2015 at 6:00 am, and the Plat of HOLMBERG & MCKEE'S SUBDIVISION, as recorded in Plat Book 1, Page 112, of the Public Records of Miami-Dade County, Florida.

THIS IS NOT A SKETCH OF SURVEY