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 formal 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 954-828-6531 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-84-65), 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** Briand Properties, Inc.

**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** 1535 SE 17th St., Fort Lauderdale, FL 33316

**E-mail Address** Steve@HudsonCapital.com

**Phone Number**

**Proof of Ownership** ☐ Warranty Deed or ☒ Tax Record

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

**Applicant / Agent's Name** Flynn Engineering Services, P.A. / Nick Harrison

**Applicant / Agent's Signature** [Signature]

**Address, City, State, Zip** 241 Commercial Blvd., Lauderdale-By-The-Sea, FL 33308

**E-mail Address** nick@flynnengineering.com

**Phone Number** (954) 522-1004

**Letter of Consent Submitted** See Attached

**Development / Project Name** 508 SE 32nd Court

**Development / Project Address** Existing: 508 SE 32nd Court, Fort Lauderdale New: no change

**Legal Description** CROISSANT PARK DIXIE CUT-OFF SECTION 6-5 B LOT 9 TO 16 BLK D-3

**Tax ID Folio Numbers**

| (For all parcels in development) | 5042 22 07 0170 |

**Request / Description of Project** Vacation of 25' right of way adjacent to property.

**Applicable ULDR Sections**

**Total Estimated Cost of Project** $1 (Including land costs)

**Current Land Use Designation** Commercial

**Current Zoning Designation** B-3

**Current Use of Property** Commercial

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

<table>
<thead>
<tr>
<th>Name and Signature</th>
<th>Foli Number</th>
<th>Subdivision</th>
<th>Block</th>
<th>Lot</th>
</tr>
</thead>
</table>

**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**

860 W. Sunrise Blvd., 2nd Floor

Plantation, FL 33322

(954) 476-2009

**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: 2/25/2013
Page 2: Required Documentation

**Instructor Note:** 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;

<table>
<thead>
<tr>
<th>Applicant's Affidavit</th>
<th>Staff Intake Review</th>
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</thead>
<tbody>
<tr>
<td><strong>I acknowledge that the Required Documentation and Technical Specifications of the application are met:</strong></td>
<td><strong>For Urban Design &amp; Planning Division use only:</strong></td>
</tr>
<tr>
<td><strong>Nicholas Harrison</strong></td>
<td><strong>Date</strong></td>
</tr>
<tr>
<td><strong>Signature</strong></td>
<td><strong>Received By</strong></td>
</tr>
<tr>
<td><strong>01/23/2019</strong></td>
<td><strong>Tech. Specs</strong></td>
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<tr>
<td></td>
<td><strong>Reviewed By</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Case No.</strong></td>
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</tbody>
</table>

Updated 2/23/2013
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: Nicholas Harrison
PHONE: 954-522-1004

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

IF UNAVAILABLE CONTACT: Damon Ricks
RELATIONSHIP OR TITLE: Project Manager

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

ADDRESS AND LEGAL DESCRIPTION OF PREMISES OR AREA AFFECTED.

SITE ADDRESS: 508 SE 32nd Court, Fort Lauderdale

LEGAL DESCRIPTION:
CROISSANT PARK DIXIE CUT-OFF SECTION 6-5 B LOT 9 TO 16 BLK D-3

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.
<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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<td>$1,555,980</td>
<td>$2,046,940</td>
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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

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<th>2019 Exemptions and Taxable Values by Taxing Authority</th>
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<td><strong>County</strong></td>
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<tr>
<td>Just Value</td>
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<tr>
<td>Portability</td>
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<tr>
<td>Assessed/SOH</td>
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<tr>
<td>Homestead</td>
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<td>Add. Homestead</td>
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<tr>
<td>Wid/Vet/Dis</td>
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<td>Exempt Type</td>
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<td>Taxable</td>
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### Sales History

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<td>24897 / 146</td>
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### Land Calculations

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### Special Assessments

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<th>Light</th>
<th>Drain</th>
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January 14, 2019

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

To Whom It May Concern:

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

Property ID   # 504222070170

Sincerely,

BRILAND PROPERTIES, INC., a Florida Profit Corporation

(CORPORATE SEAL)

By: 

Name: STEVEN W. HUDSON

Title: PRESIDENT

Signed, sealed and delivered in the presence of:

WITNESSES:

Signature  Carol A. Carroll  
Print Name  Carol A. Carroll

Signature  SITA ALI  
Print Name  SITA ALI
STATE OF Florida:
COUNTY OF Broward:

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

(SEAL)

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

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

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced ______________________
**FLORIDA PROFIT CORPORATION ANNUAL REPORT**

**DOCUMENT #: P96000020665**

**Entity Name:** BRILAND PROPERTIES, INC.

**Current Principal Place of Business:**
1535 SE 17TH ST  
SUITE 107  
FORT LAUDERDALE, FL 33316

**Current Mailing Address:**
1535 SE 17TH ST  
SUITE 107  
FORT LAUDERDALE, FL 33316 US

**FEI Number: 65-0659756**

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**
WRIGHT, PETER  
1535 SE 17TH STREET  
SUITE 107  
FORT LAUDERDALE, FL 33316 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

**SIGNATURE:**

<table>
<thead>
<tr>
<th>Electronic Signature of Registered Agent</th>
<th>Date</th>
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</thead>
</table>

**Officer/Director Detail:**

<table>
<thead>
<tr>
<th>Title</th>
<th>DST</th>
<th>Title</th>
<th>DP</th>
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</thead>
<tbody>
<tr>
<td>Name</td>
<td>HUDSON, HOLLY J</td>
<td>Name</td>
<td>HUDSON, STEVEN W</td>
</tr>
</tbody>
</table>
| Address | 1535 SE 17TH STREET  
SUITE 107 | Address | 1535 SE 17TH STREET  
SUITE 107 |
| City-State-Zip: | FORT LAUDERDALE FL 33316 | City-State-Zip: | FORT LAUDERDALE FL 33316 |

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath, that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes, and that my name appears above, or on an attachment with all other like empowered.

**SIGNATURE: STEVEN W HUDSON**

<table>
<thead>
<tr>
<th>Electronic Signature of Signing Officer/Director Detail</th>
<th>Date</th>
</tr>
</thead>
</table>
TITLE SEARCH REPORT

Fund File Number: 649785

The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.

Provided For: Joseph M. Balocco, Jr. P.A.  
Agent's File Reference: Briland 18-396

After an examination of this search the Agent must:

A. Evaluate all instruments, plats and documents contained in the report.

B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.

C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.

D. Determine whether the property has legal access.

E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.

F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.

G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:

(a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and

(b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)

Prepared Date: October 19, 2018  
Prepared by: Norma Maldonado, Senior Examiner
Phone Number: (800) 336-3863 x6259
Email Address: nmaldonado@thefund.com

Attorneys' Title Fund Services, LLC
TITLE SEARCH REPORT

Fund File Number: 649785

Effective Date of approved base title information: May 3, 1973

Effective Date of Search: October 12, 2018 at 11:00 PM

Apparent Title Vested in:

Briland Properties Inc., a Florida Corporation

Description of real property to be insured/foreclosed situated in Broward County, Florida.

Lot 9, 10, 11, 12, 13, 14, 15 and 16, Block D3, Dixie Cut-Off Section of Croissant Park, according to the map or plat thereof as recorded in Plat Book 6, Page 5, Public Records of Broward County, Florida.

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:


Mortgages, Assignments and Modifications:

1. Nothing Found

Other Property Liens:

1. FOR INFORMATIONAL PURPOSES ONLY, Taxes for the year 2017 which have been paid under receipt number WWW-17-00072849, on November 29, 2017, Parcel/Account ID # 504222070170, the gross amount being $31929.65.
TITLE SEARCH REPORT

Fund File Number: 649785

Restrictions/Easements:

1. All matters contained on the Plat of Dixie Cut-Off Section of Croissant Park, as recorded in Plat Book 6, Page 5, Public Records of Broward County, Florida.

Other Encumbrances:

1. Nothing Found

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

N/A

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
TITLE SEARCH REPORT

Fund File Number: 649785

7. Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:

(a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and

(b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)

8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is $1,000.

Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of $1,000,000.00 or more.
December 18, 2018

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

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

Dear Mr. Harrison,

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

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

Should you have any questions, please contact me at (954) 828-7809.

Sincerely,

Rick Johnson  
Utilities Distribution and Collection Systems Manager  
949 NW 38th Street, Fort Lauderdale, Florida, 33309  
Ph: 954-828-7809 | email: rjohnson@fortlauderdale.gov
December 31st 2018

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

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

Dear Mr. Harrison:

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

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

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

Sincerely,

Dyke Tittle
Manager - OSP Planning & Engineering Design
1/15/2019

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

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

From: TECO Peoples Gas

To whom it may concern:

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

Sincerely,

[Signature]
Joan Domning
Administrative Specialist
Peoples Gas
Distribution Engineering
8416 Palm River Road
Tampa, FL 33619
Office: 813-275-3783
PROJECT:
508 SE 32nd COURT
508 SE 32nd Court, Fort Lauderdale

DRC RIGHT OF WAY VACATION APPLICATION
25' RIGHT OF WAY VACATION

LEGAL DESCRIPTION:

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

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

DRC SHEET INDEX

SURVEY
PLAT - DIXIE CUT-OFF SECTION CROISSANT PARK
AERIAL
X1 RIGHT OF WAY VACATION EXHIBIT
X2 PROPOSED UTILITY EASEMENT EXHIBIT
KNOW ALL MEN BY THESE PRESENTS:

That E.W. Wells, a single man, owner of the following described land: the 2/3 of the NW 1/4 of Sec 31, SW 1/4 of Sec 30, and SW 1/4 of SW 1/4 of Sec 30, both in Twp 39 S, Range 42 E, and SW 1/4 of the NW 1/4 of SW 1/4 of Sec 30, all being in Sec 30, Twp 39 S, Range 42 E, excepting from the above describes part of said land as are comprised in the boundaries of the right of way of the Florida East Coast Railway and the right of way of the Dixie Highway, as being and lying in Broward County, Florida, has caused to be made the attached plat of said described property, subdivided into lots, streets, avenues, alleys, and parkways as in the manner shown.

That all streets, avenues, alleys, and parkways shown on the attached plat are forever dedicated to the perpetuity use of the public as improvements. In witness whereof, I have hereunto set my hand and affixed my seal, the 20th day of January, A.D. 1922.

STATE OF FLORIDA
COUNTY OF BROWARD

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

Witnessee my hand and official seal of Fort Lauderdale, Broward County, Florida, this 20th day of January, A.D. 1922.

[Signature]

STATE OF FLORIDA
COUNTY OF BROWARD

I, M.C. Davis, a Civil Engineer, registered under the laws of the State of Florida, do hereby certify that the attached is a correct plat of the subdivision of the Dixie Cut-Off Section of Croissant Park.

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

In witness whereof, I have hereunto set my hand and seal, this 30th day of January, A.D. 1923.

[Signature]

Approved for record.

[Signature]

Broward County, Florida.
LEGEND:

- PROPOSED ROW VACATION

PROJECT SITE

MUNICIPAL BOUNDARY

EXISTING 12" WATER MAIN
(IND CONTROL OF FORT LAUDERDALE)

SE 32ND COURT

SE 33RD STREET

B3 ZONING
CITY OF FORT LAUDERDALE

ZONED M1
CITY OF DANIA BEACH

24' R/W REQUEST TO BE
VACATED (+/- 6,250 SF)

NORTH
SKETCH AND DESCRIPTION
VACATION OF RIGHT-OF-WAY
DIXIE CUT-OFF SECTION OF CROISSANT PARK
(P.B. 6, PG. 5, B.C.R.)
BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:
A portion of a road right-of-way adjacent to Lots 12 and 13, Block D-3, Dixie Cut-Off Section of Croissant Park, according to the Plat thereof as recorded in Plot Book 6, Page 5, Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of said Lot 13, Block D-3; thence N 89°10'05" E, along the north line of said Lot, 25.43 feet to the POINT OF BEGINNING; thence continue N 89°10'05" E, 49.57 feet; thence S 01°49'36" E, along a line 25 feet east and parallel to the east line of Block D-3, a distance of 246.80 feet; thence S 89°09'24" W, along the easterly extension of the south line of said Lot 12, 50.44 feet, to a point of cusp also being a point on a curve, radial bearing to said point S 00°50'36" E said curve being concave to the northwest, radius of 25.00 feet and a central angle of 90°59'00"; thence northeast along the easterly lot line of said Lot 12, an arc distance of 39.70 feet to a point of tangency; thence N 01°49'36" W, along the easterly line Block D-3, 196.80 feet to a point of curvature of a curve, concave to the southwest, having radius of 25.00 feet and a central angle of 89°01'00"; thence northwesterly along the easterly line of said Lot 13 on arc distance of 38.84 feet to the POINT OF BEGINNING.

Said lands lying in Broward County, Florida containing 6,438 square feet more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, DIXIE CUT-OFF SECTION OF CROISSANT PARK, based on the east line of Block D-3, having a bearing of N 01°49'36" W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plot Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; R/W = Right-of-Way.

CERTIFICATION:

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

Date: 1/23/2019

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

NOT VALID WITHOUT SHEETS 1-3

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 11017-1A
SCALE: 1" = 20'
DATE: 01/22/2019
BY: S.R.I.
CHECKED: J.T.D.
F.B. N/A PG. N/A
SHEET: 1 OF 3
SKETCH AND DESCRIPTION
VACATION OF RIGHT-OF-WAY
DIXIE CUT-OFF SECTION OF CROISSERT PARK
(P.B. 6, PG. 5, B.C.R.)
BROWARD COUNTY, FLORIDA

LOT 13
BLOCK D-3
DIXIE CUT-OFF SECTION
CROISSERT PARK
(P.B. 6/5, B.C.R.)

EAST LINE BLOCK D-3
(P.B. 6/5, B.C.R.)
BEARING BASIS

196.80'
N 01°49'36" W

± 6438
SQUARE FEET

S 01°49'36" E
246.80'

C.B.I. PLAT
(P.B. 120/11, B.C.R.)

25' EAST AND PARALLEL TO
THE EAST LINE BLOCK D-3

NORTH

GRAPHIC SCALE IN FEET
1" = 20'

REVISIONS

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
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BOCA RATON, FLORIDA 33432
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JOB #: 11017-1A
SCALE: 1" = 20'
DATE: 01/22/2019
BY: S.R.L.
CHECKED: J.T.D.
F.B. N/A PG. N/A
SHEET: 2 OF 3
SKETCH AND DESCRIPTION
VACATION OF RIGHT-OF-WAY
DIXIE CUT-OFF SECTION OF CROISSANT PARK
(P.B. 6/5, B.C.R.)
BROWARD COUNTY, FLORIDA

LOT 12

BLOCK D-3
DIXIE CUT-OFF SECTION
CROISSANT PARK
(P.B. 6/5, B.C.R.)

BEARING BASIS

R = 25.00'
L = 39.70'
Δ = 90'59'00"

196.80'
N 01'49'36" W

± 6438
SQUARE FEET

S 01'49'36" E
246.80'

C.B.I. PLAT
(P.B. 120/11, B.C.R.)

25' EAST AND PARALLEL TO
THE EAST LINE BLOCK D-3

0 20 40
GRAPHIC SCALE IN FEET
1" = 20'

NORTH

NOT VALID WITHOUT SHEETS 1-3
SKETCH AND DESCRIPTION
UTILITY EASEMENT
DIXIE CUT-OFF SECTION OF CROISSANT PARK
(P.B. 6, PG. 5, B.C.R.)
BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of a road right-of-way adjacent to Lots 12 and 13, Block D-3, Dixie Cut-Off Section of Croissant Park, according to the Plat thereof as recorded in Plat Book 6, Page 5, Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the northwest corner of said Lot 13, Block D-3; thence N 89°10’05” E, along the north line of said Lot, 60.00 feet to the POINT OF BEGINNING; thence continue N 89°10’05” E, along the easterly extension of the north line of said Lot 13, a distance of 15.00 feet; thence S 01°49’36” E, along a line 25 feet east and parallel to the east line of Block D-3, a distance of 246.80 feet; thence S 89°09’24” W, along the easterly extension of the south line of said Lot 12, 15.00 feet; thence N 01°49’36” W, along a line 10.00 east and parallel to the east line Block D-3, 246.80 feet to the POINT OF BEGINNING.

Said lands lying in Broward County, Florida containing 3,702 square feet more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, DIXIE CUT-OFF SECTION OF CROISSANT PARK, based on the east line of Block D-3, having a bearing of N 01°49’36” W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; R/W = Right-of-Way.

CERTIFICATION:

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

Date: 1/23/2019

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

NOT VALID WITHOUT SHEETS 1-3

REVISIONS

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
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JOB #: 11017-1B
SCALE: 1” = 20’
DATE: 01/22/2019
BY: S.R.L.
CHECKED: J.T.D.
P/B: N/A PG: N/A

SHEET: 1 OF 3
SKETCH AND DESCRIPTION
UTILITY EASEMENT
DIXIE CUT-OFF SECTION OF CROISSANT PARK
(P.B. 6/5, B.C.R.)
BROWARD COUNTY, FLORIDA

LOT 13
BLOCK D-3
DIXIE CUT-OFF SECTION
CROISSANT PARK
(P.B. 6/5, B.C.R.)

10' EAST AND PARALLEL TO
THE EAST LINE BLOCK D-3

EAST LINE BLOCK D-3
(P.B. 6/5, B.C.R.)
BEARING BASIS

246.80'
N 01°49'36" W

± 3702
SQUARE FEET

S 01°49'36" E
246.80'

25' EAST AND PARALLEL TO
THE EAST LINE BLOCK D-3

C.B.I. PLAT
(P.B. 120/11, B.C.R.)

P.O.C.
NORTH-WEST CORNER
LOT 13, BLOCK D-3
(P.B. 6/5, B.C.R.)

P.O.B.

S.E. 32ND COURT
SALUDA DRIVE (P)
80' PUBLIC RIGHT-OF-WAY

NORTH LINE
LOT 13

N 89°10'05" E
60.00'

EASTERLY EXTENSION
NORTH LINE
LOT 13

N 89°10'05" E
15.00'

GRAPHIC SCALE IN FEET
1" = 20'

AVIROM & ASSOCIATES, INC.
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NOT VALID WITHOUT SHEETS 1-3

REVISIONS

M/C #:

SCALE: 1" = 20'

DATE: 01/22/2019

BY: S.R.L.

CHECKED: J.T.D.

F.B. N/A PG. N/A

SHEET: 2 OF 3
SKETCH AND DESCRIPTION
UTILITY EASEMENT
DIXIE CUT-OFF SECTION OF CROISSANT PARK
(P.B. 6/5, B.C.R.)
BROWARD COUNTY, FLORIDA

LOT 12

BLOCK D-3
DIXIE CUT-OFF SECTION
CROISSANT PARK
(P.B. 6/5, B.C.R.)

10' EAST AND PARALLEL TO
THE EAST LINE BLOCK D-3

EAST LINE BLOCK D-3
(P.B. 6/5, B.C.R.)
BEARING BASIS

246.80'
N 01°49'36" W

± 3702
SQUARE FEET

25' EAST AND PARALLEL TO
THE EAST LINE BLOCK D-3

C.B.I. PLAT
(P.B. 120/11, B.C.R.)

S 01°49'36" E
246.80'

SOUTH LINE
LOT 12

SOUTHERLY EXTENSION
SOUTH LINE
LOT 12

LAUDERDALE BOULEVARD E. (P)

100' PUBLIC RIGHT-OF-WAY
S 89°09'24" W

0 20 40

GRAPHIC SCALE IN FEET
1" = 20'

NOT VALID WITHOUT SHEETS 1-3
Project: 508 SE 32nd Court  
Site Address: 508 SE 32nd Court, Fort Lauderdale, FL  
Request: 25’ Right of Way Vacation  

January 23, 2019  

Project Narrative  

A DRC Application is being submitted to request a vacation of a 25’ right of way. We have collected letters of ‘NO OBJECTION’ from the utility companies with the understanding that any public utilities located within that portion of right of way will be at the cost of the Applicant. The applicant is dedicating a 15’ utility easement for the existing 12” City of Fort Lauderdale water main that is within the right of way.  

Respectfully,  

[Signature]  

Flynn Engineering Services, P.A.
VIEW SOUTH FROM SE 32ND COURT.
VIEW SOUTHWEST FROM SE 32ND COURT.
VIEW SOUTHEAST FROM SE 32ND COURT.
VIEW NORTH FROM SE 33RD STREET.
VIEW NORTHEAST FROM SE 33RD STREET.
VIEW NORTHWEST FROM SE 33RD STREET.
VIEW NORTH FROM CENTER OF PROPOSED 25' RIGHT OF WAY TO BE VACATED.
VIEW SOUTH FROM CENTER OF PROPOSED 25' RIGHT OF WAY TO BE VACATED.