Page 1: PZB ROW Vacation - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	V17001
Date of complete submittal	

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

Property Owner's Name	2980 Investments LLC
Property Owner's Signature	A signed agent letter is provided. Signature is required on the application by the owner
Address, City, State, Zip	16711 Collins Ave #1506, Sunny Isles Beach, FL 33160
E-mail Address	damian@argylerealtycapital.com
Phone Number	786-288-0633
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	Crush Law, P.A.
Applicant / Agent's Signature	
Address, City, State, Zip	333 N New River Drive E, Suite 1500, Ft. Lauderdale, Fl 33301
E-mail Address	jcrush@crushlaw.com
Phone Number	954 522 2010
Letter of Consent Submitted	YES

Development / Project Name	TooJay's Restaurant & Rental
Development / Project Address	**Existing:** 2980, 2990, 29600 N Federal Highway **New:**
Legal Description	Lots 4 and 5, Block 66, and a portion of Lot 2, Block 61 CORAL RIDGE GALT ADDITION NO. 1, Plat Book 31, Page 37 (see full legal description attached)
Tax ID Folio Numbers (For all parcels in development)	494225044560, 494225044570, 494225045130, 494225045140
Request / Description of Project	Site Plan for new retail/restaurant building, Rezoning from RMM-25 to Exclusive Use X-P with Commercial Flex Allocation for eastern parcel, Alley Vacation request.
Applicable ULDR Sections	
Total Estimated Cost of Project	$ *(Including land costs)*

Future Land Use Designation	Commercial/Medium High 25
Current Zoning Designation	B-1 Boulevard Business/RMM-25 Residential Multifamily Mid-Rise
Current Use of Property	VACANT

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

Name and Signature	Folio Number	Subdivision	Block	Lot

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

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

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

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

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

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

Page 2: Required Documentation & Mail Notice Requirements

One (1) copy of the following documents:

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

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"
Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

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

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

Note: Plans must be bound, stapled and folded to 8 ½" x 11". All non-plan documents should be 8 ½" x 11" and stapled or bound.

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

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

Applicant's Affidavit **I acknowledge that the Required Documentation and Technical Specifications of the application are met:**	**Staff Intake Review** **For Urban Design & Planning staff use only:**
Print Name Jason S. Crush	**Date** 3/24/17
	Received By [illegible]
Signature	**Tech. Specs Reviewed By** Karlanne Grant
Date 4/7/2017	**Case No.** V17001

MAIL NOTIFICATION

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk).

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

2980 RETAIL / RESTAURANT BUILDING

2980-2990 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33306

DTI PROJECT # : 16021.01

DRC SUBMITTAL

REVISION #2

OWNER

2980 INVESTMENTS LLC
6300 NE 1ST AVE. SUITE 100 FORT LAUDERDALE, FL 33334
954.776.1005 EXT 203
WWW.DIVERSIFIEDCOS.COM

DEVELOPER

DIVERSIFIED COMPANIES
6300 NE 1ST AVE. SUITE 100 FORT LAUDERDALE, FL 33334
954.776.1005 EXT 203
WWW.DIVERSIFIEDCOS.COM

ARCHITECT

DESIGN TECH INTERNATIONAL ASSOC.,INC.
CARLOS PIZARRO, R.A. AR - 0013079
14125 NW 80TH AVENUE
SUITE 303 MIAMI LAKES, FL 33016
786.235.9097 CPIZARRO@DTIARCHITECT.COM
WWW.DTIARCHITECT.COM

ELECTRICAL / MECHANICAL / PLUMBING

BUCHANAN P.E. CONSULTING INC.
RAJA BUCHANAN
6191 W. ATLANTIC BLVD. SUITE # 2
MARGATE, FL 33063
954.590.3300 BUCHANAN@MEPENGINEERS.COM

CIVIL ENGINEER

GRACE ENGINEERING, LLC
JOHN E FLYNN
17110 SW 64TH COURT
SOUTHWEST RANCHES, FL 33331
954.558.9628 JOHNFLYNN@GRACEENGINEERS.COM

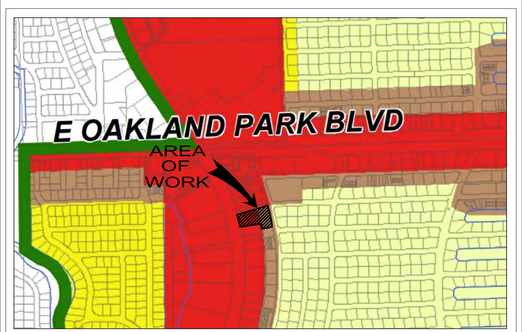
LANDSCAPE ARCHITECT

M.L.A. GROUP, INC.
JAMES SCOTT McCLURE
1016 NE 45TH ST
OAKLAND PARK, FL 33334
954.763.4071 MLAGROUPINC@YAHOO.COM

LOCATION MAP:

PROPOSED SITE

SITE MAP
SCALE: NTS



PROPOSED SITE COMMERCIAL MEDIUM HIGH 25

LAND USE & ZONING MAP
SCALE: NTS

INDEX OF DRAWINGS:

A-0.0	COVER SHEET
A-0.1	AERIALS VIEWS
SV-1	BOUNDARY AND TOPOGRAPHIC SURVEY
PB-1	PLAT NOTES & SPECS
PB-2	PLAT NOTES & PLAN

LANDSCAPE

L-1	LANDSCAPE PLANTING PLAN
L-2	EXISTING TREE DISPOSITION PLAN
L-3	LANDSCAPE DETAILS AND SPECIFICATIONS

M.E.P

PH-1	SITE PHOTOMETRIC PLAN

ARCHITECTURE

SP-1.0	SITE PLAN
SP-1.1	SITE PLAN CALCULATIONS
SP-1.2	DUMPSTER
SP-1.3	HEADLIGHT-BLOCKING-SHRUBS SECTION
A-1.0	PROPOSED FLOOR PLAN
A-2.0	PROPOSED ROOF PLAN
A-3.0	PROPOSED ELEVATIONS
A-3.1	PROPOSED ELEVATIONS
A-4.0	PROPOSED COLOR ELEVATIONS
A-4.1	PROPOSED COLOR ELEVATIONS
A-5.0	PROPOSED FIRE TRUCK TURNING PLAN
A-6.0	PROPOSED GARBAGE TRUCK TURNING PLAN

CIVIL

C-1.0	PAVEMENT MARKING & SIGNAGE
C-2.0	PAVING GRADING & DRAINAGE PLAN
C-3.0	WATER & SEWER PLAN
C-4.0	CIVIL DEMOLITION PLAN
C-5.0	SWPPP
C-6.0	FDOT STANDARDS
C-7.0	CITY STANDARDS
C-8.0	WATER & SEWER DETAILS
C-9.0	BROWARD STANDARDS
C-10	SITE DETAILS
C-11	SWPPP DETAILS

PROJECT DESCRIPTION:

THE CONSTRUCTION OF A NEW SINGLE STORY 7565 S.F. COMMERCIAL BUILDING AT 2980 NORTH FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA. THIS BUILDING WILL CONTAIN 2 TENANTS, A 5,100 S.F. RESTAURANT AND A 2,465 S.F. RETAIL. OPEN AIR PARKING TOTALING 68 PARKING SPACES ARE BEING PROVIDED.

WITH THIS SUBMISSION WE ARE REQUESTING THE DEVELOPMENT REVIEW COMMITTEE TO REVIEW OUR APPLICATIONS FOR SITE PLAN LEVEL IV, REZONING OF THE RMM-25 PORTION OF SITE TO AN X-P ZONE, AND FOR A RIGHT OF WAY VACATION.

LEGAL DESCRIPTION:

PARCEL 1: LOTS 4 AND 5, BLOCK 66, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
(FOLIO No. 494225045130 AND 494225045140)

TOGETHER WITH A PARCEL OF LAND LYING WITHIN LOT 2, BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE PARALLEL TO AND 141 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF MID LOT 2; ON THE WEST BY THE WEST BOUNDARY OF SAID LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 208 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 2; AND ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT 2. (FOLIO No. 494225044570)

PARCEL 2: LOT 2, LESS THE SOUTH 208 FEET(AS MEASURED AT RIGHT ANGLES), BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225044560)
2980-2990 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306

SITE CRITERIA AND BUILDING DATA:

PROPERTY ADRESS: **2980-2990 N. FEDERAL HGWY. CITY OF FORT LAUDERDALE**

A. LAND USE DESIGNATION: COMERCIAL AND MEDIUM HIGH 25

B. ZONING DESIGNATION: EXISTING B-1 BOULEVARD BUSINESS / RMM-25 RESIDENTIAL
ZONING DESIGNATION: PROPOSED B-1 BOULEVARD BUSINESS / XP

C. GROSS LOT AREA: 46,140.75 S.F. / 43,560 = 1.059 ACRES

D. WATER / WASTE SERVICE PROVIDER: CITY OF FORT LAUDERDALE

E. BUSINESS DEVELOPMENT: COMMERCIAL

F. GROSS FLOOR AREA: RESTAURANT: 5,100 SF (+ 377 SF EXTERIOR AREA)
RETAIL: 2,465 SF

G. PARKING DATA: PARKING REQUIRED PER ITE MANUAL : 68
PARKING REQUIRED PER ULDR CODE, ART III, SECT. 47-20.2, TABLE 1:
RESTAURANT
1/30 CSA SF (1,519 SF+377 SF) = 63.2 SPACES
1/250 GFA SF (3,581 SF) = 14.32 SPACES
RETAIL
1/250 SF (2,465 SF) = 9.86 SPACES
TOTAL PARKING REQUIRED: 88 SPACES
TOTAL PARKING PROVIDED: 68 SPACES (3 ACCESIBLE)

H. BUILDING FOOTPRINT/LOT COVERAGE: 7,565 SF

I. FLOOR AREA RATIO (F.A.R.): 7,565 SF / 46,140.75 SF = 0.1639 F.A.R.

J. BUILDING HEIGHT: 24'-0" FROM FINISHED FLOOR TO TOP OF PARAPET.

K. NUMBER OF STORIES: 1

L. SEE NARRATIVE AND ATTACHMENTS FOR ADDITIONAL INFORMATION

M. DENSITY: N/A

N. CURRENT USE OF PROPERTY AND INTENSITY: VACANT LAND

O. NUMBER OF DWELLING UNITS: N/A

P. LOADING ZONE: N/A

Q. STRUCTURE LENGTH: 89'-0" X 85'-0"

R. OPEN SPACE: 38.575 SF /0.88 AC

S. VEHICULAR USE AREA: 29,375.42 SF

T. LANDSCAPE AREA:
LANDSCAPE REQUIRED: 20% VUA = 5,875.28 SF
30 SF/PARKING SPACE = 2,070 SF
TOTAL LANDSCAPE REQUIRED: 7,945 SF
TOTAL LANDSCAPE PROVIDED: 8,085 SF

U. SETBACKS:

SETBACKS:	REQUIRED	PROVIDED
FRONT SET BACK	20'-0"	20'-0"
SIDE SET BACK	-	0'-10"
REAR SET BACK	-	195'-3"

DesignTech International Associates, Inc. AA26001933
Architecture • Planning • Interior Design
14125 N.W. 80th Ave. Suite 303
Miami Lakes, Fl. 33016
T. 786-235-9097
F. 305-362-4420
dtiinfo@dtiarchitect.com
www.dtiarchitect.com

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

03/24/2017	1	DRC COMMENTS
06/23/2017	2	DRC COMMENTS

OWNER: 2980 INVESTMENTS LLC
6300 NE 1ST AVE. SUITE 100 FORT LAUDERDALE, FL 33334
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

DEVELOPER: DIVERSIFIED COMPANIES
6300 NE 1ST AVE. SUITE 100 FORT LAUDERDALE, FL 33334
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

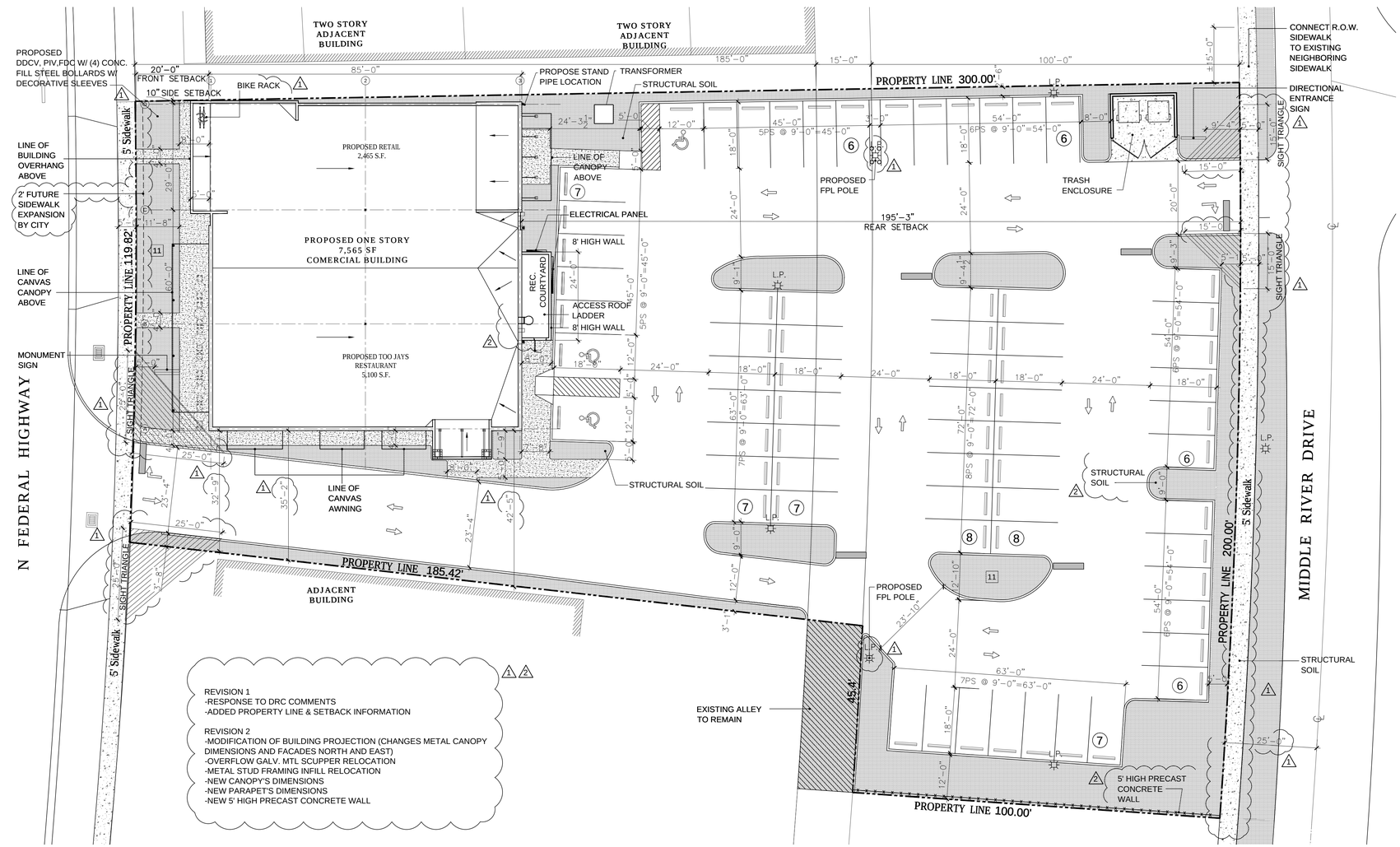
PROJECT: 2980 RETAIL / RESTAURANT BUILDING
2980-2990 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33306

Job Number:	16021.01
File name:	
Issued Date:	01/17/17
Drawn by:	AMV
Checked by:	CC / CP

SHEET NAME
COVER SHEET

SHEET NUMBER
A-0.0

LOCATION MAP
SCALE: NTS



REVISION 1
-RESPONSE TO DRC COMMENTS
-ADDED PROPERTY LINE & SETBACK INFORMATION

REVISION 2
-MODIFICATION OF BUILDING PROJECTION (CHANGES METAL CANOPY DIMENSIONS AND FACADES NORTH AND EAST)
-OVERFLOW GALV. MTL SCUPPER RELOCATION
-METAL STUD FRAMING INFILL RELOCATION
-NEW CANOPY'S DIMENSIONS
-NEW PARAPET'S DIMENSIONS
-NEW 5' HIGH PRECAST CONCRETE WALL

PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN LEGEND:

- PROPERTY LINE
- EXISTING ALLEY LINE
- BUILDING AREA
- LANDSCAPE AREA
- EXTERIOR CONCRETE SIDEWALK TO BE FINISHED WITH SHERWIN WILLIAMS ARMORSEAL FLOOR COATING (SEE ATTACHED SPECIFICATIONS)
- EXISTING ALLEY TO REMAIN

SITE CRITERIA AND BUILDING DATA:

PROPERTY ADDRESS: 2980-2990 N. FEDERAL HGWY. CITY OF FORT LAUDERDALE

PROJECT DESCRIPTION:

THE CONSTRUCTION OF A NEW 1 STORY 7565 S.F. COMMERCIAL BUILDING AT 2980 NORTH FEDERAL HIGHWAY IN FORT LAUDERDALE, FLORIDA. THIS BUILDING WILL CONTAIN 2 TENANTS, A 5,100 S.F. RESTAURANT AND A 2,465 S.F. RETAIL. OPEN AIR PARKING TOTALING 70 PARKING SPACES ARE BEING PROVIDED.

A. LAND USE DESIGNATION: COMERCIAL AND MEDIUM HIGH 25
B. ZONING DESIGNATION: EXISTING B-1 BOULEVARD BUSINESS / RMM-25 RESIDENTIAL
ZONING DESIGNATION: PROPOSED B-1 BOULEVARD BUSINESS / X-P

C. GROSS LOT AREA: 46,140.75 S.F. / 43,560 = 1.059 ACRES
D. WATER / WASTE SERVICE PROVIDER: CITY OF FORT LAUDERDALE
E. BUSINESS DEVELOPMENT: COMERCIAL
F. GROSS FLOOR AREA: RESTAURANT: 5,100 SF (377 SF EXTERIOR AREA)
RETAIL: 2,465 SF

G. PARKING DATA:

PARKING REQUIRED PER ITE MANUAL : **68**

PARKING REQUIRED PER ULDR CODE, ART III, SECT. 47-20.2, TABLE 1:
RESTAURANT
1/30 CSA SF (1,519 SF+377 SF) = 63.2 SPACES
1/250 GFA SF (3,581 SF) = 14.32 SPACES
RETAIL
1/250 SF (2,465 SF) = 9.86 SPACES
TOTAL PARKING REQUIRED: 88 SPACES
TOTAL PARKING PROVIDED: **68 SPACES (3 ACCESIBLE)**

H. BUILDING FOOTPRINT/LOT COVERAGE: 7,565 SF
I. FLOOR AREA RATIO (F.A.R.): 7,565 SF / 46,140.75 SF = 0.1639 F.A.R.
J. BUILDING HEIGHT: 24'-0" FROM FINISHED FLOOR TO TOP OF PARAPET.
K. NUMBER OF STORIES: 1
L. SEE NARRATIVE AND ATTACHMENTS FOR ADDITIONAL INFORMATION
M. DENSITY: N/A
N. CURRENT USE OF PROPERTY AND INTENSITY: VACANT LAND
O. NUMBER OF DWELLING UNITS: N/A
P. LOADING ZONE: N/A
Q. STRUCTURE LENGTH: 89'-0" X 85'-0"
R. OPEN SPACE: 38.575 SF /0.88 AC
S. VEHICULAR USE AREA: 29,375.42 SF
T. LANDSCAPE AREA:
LANDSCAPE REQUIRED: 20% VUA = 5,875 SF
30 SF/PARKING SPACE = 2,070 SF
TOTAL LANDSCAPE REQUIRED: 7,945 SF
LANDSCAPE PROVIDED: TOTAL LANDSCAPE PROVIDED: 8,085 SF
U. SETBACKS:

SETBACKS:	REQUIRED	PROVIDED
FRONT SET BACK	20'-0"	20'-0"
SIDE SET BACK	-	0'-10"
REAR SET BACK	-	195'-3"

GENERAL NOTES:

1. G.C. TO PROVIDE ALL UTILITIES CONNECTIONS FROM SOURCE TO BUILDING.
2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL COUNTY STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
3. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESES PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
5. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
6. G.C. IS RESPONSIBLE TO CONFIRM ALL REQUIRED SITE TRENCHING NEEDED FOR ALL TRADES (INCLUDING ELECTRICAL, PLUMBING & MECHANICAL) AS PART OF HIS BID. ANY EXCAVATION, DEMOLITION, PATCHING OF CONCRETE OR ASPHALT, FOR ITEMS SUCH AS SITE LIGHTING, DRY WELLS, IRRIGATION OR PLUMBING LINES ARE TO BE INCLUDED.
7. G.C. TO TEST IRRIGATION SYSTEM AND REPAIR AND REPLACE ANY DAMAGED PIPE FITTING OR DEVICES AND MAKE FULLY OPERATIONAL.
8. G.C. TO COORDINATE ALL SITE AND BLDG. SIGNS WITH SIGN VENDOR.

LEGAL DESCRIPTION:

PARCEL 1: LOTS 4 AND 5, BLOCK 66, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
(FOLIO No. 494225045130 AND 494225045140)
TOGETHER WITH A PARCEL OF LAND LYING WITHIN LOT 2, BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BOUNDED AS FOLLOWS:
ON THE SOUTH BY A LINE PARALLEL TO AND 141 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF MID LOT 2; ON THE WEST BY THE WEST BOUNDARY OF SAID LOT 2; ON THE NORTH BY A LINE PARALLEL TO AND 208 FEET NORTH FROM, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 2; AND ON THE EAST BY THE EAST BOUNDARY LINE OF SAID LOT 2.
(FOLIO No. 494225044570)
PARCEL 2: LOT 2, LESS THE SOUTH 208 FEET(AS MEASURED AT RIGHT ANGLES), BLOCK 61, CORAL RIDGE GALT ADDITION No.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (FOLIO No. 494225044560)
2980-2990 NORTH FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306

DesignTech International Associates, Inc. AA26001933
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dtiinfo@dtiarchitect.com
www.dtiarchitect.com

Carlos Pizarro, R.A.
AR - 0013079

Revisions:

03/24/2017	1	DRC COMMENTS
06/23/2017	2	DRC COMMENTS

OWNER: 2980 INVESTMENTS LLC
6300 NE 1ST AVE, SUITE 100, FORT LAUDERDALE, FL 33334
P: 954.776.1005 EXT 203 WWW.DIVERSIFIEDCOS.COM

DEVELOPER: DIVERSIFIED COMPANIES
6300 NE 1ST AVE, SUITE 100, FORT LAUDERDALE, FL 33334
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PROJECT:
2980 RETAIL / RESTAURANT BUILDING
2980-2990 NORTH FEDERAL HWY
FORT LAUDERDALE, FL 33306

Job Number:	16021.01
File name:	
Issued Date:	01/17/17
Drawn by:	AMV
Checked by:	CC / CP

SHEET NAME
PROPOSED SITE PLAN

SHEET NUMBER
SP-1.0

REQUEST: Right-of-Way Vacation: Alley Vacation

Case Number	V17001
Applicant	2980 Investments, LLC.
General Location	A portion of alley right-of way that runs north and south lying adjacent to Lots 4 and 5 of Block 66 and Lot 2 of Block 61, east of Federal Highway and west of Middle River Drive
Property Size	46,965 Square-Feet
Zoning	Boulevard Business (B-1) and Residential Multifamily Mid Rise/ Medium High Density (RMM-25)
Existing Use	Alley Right-of-Way
Future Land Use Designation	Commercial and Medium- High
Applicable Unified Land Development Regulations (ULDR) Sections	Section 47-24.6, Vacation of Right-of-Way Section 47-25.2, Adequacy Review
Notification Requirements	Section 47-27.6, Sign Posting 15 days prior to meeting Section 47-27.6, Mail Notice 10 days prior to meeting Section 47-27.4, Public Participation
Action Required	Recommend Approval of Vacation to City Commission, or Deny
Project Planner	Karlanne Grant, Planner II

ON BEHALF OF KARLANNE GRANT.

PROJECT DESCRIPTION:
The applicant, 2980 Investments, LLC, requests to vacate a 20-foot alley right-of-way running north and south, lying adjacent to Lots 4 and 5 of Block 66 and Lot 2 of Block 61, east of Federal Highway and west of Middle River Drive. The alley transects a site where a proposed restaurant and potential furniture / retail store are proposed. The associated site plan is also scheduled on this agenda as Case No. ZR17003. The sketch and legal description of the proposed vacation are included as part of Exhibit 1.

PRIOR REVIEWS:
This item was deferred at the June 21, 2017 Planning and Zoning Board (PZB) meeting at the applicant's request. The request was reviewed by the Development Review Committee (DRC) on February 14, 2017. All comments have been addressed and are available on file with the Department of Sustainable Development (DSD).

REVIEW CRITERIA:
As per ULDR Section 47-24.6.A.4., Vacation of Rights-of-Way, the request is subject to the following criteria:

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

The subject portion of the right-of-way alley is no longer needed for public purposes. The applicant owns the property on either side of the alley that is requested to be vacated. The unpaved alley continues to the south of the subject development and does not provide pedestrian or vehicular access for the public. A portion of the alley to the north of the subject development has already been vacated by resolution. The Applicant proposes to grant utility easements for utilities and for public access to Middle River Drive to the satisfaction of the City.

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

A new 20-foot wide access easement is proposed through the development from the remaining alley to Middle River Drive which will provide for improved vehicular circulation and to grant the public access to Middle River Drive.

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

The proposed site plan is designed to accommodate the new configuration by providing safe areas for vehicles to turn around and for emergency vehicles to ingress and egress the site. A new 20-foot-wide access easement is proposed through the subject development from the remaining alley to Middle River Drive which will provide for improved vehicular circulation.

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

The alley does not currently serve as a pedestrian access. A new sidewalk is proposed along Middle River Drive as part of the associated development to enhance pedestrian access and safety.

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

There are no existing public utilities. Florida Power and Light (FPL) has existing utilities in the subject alley. The applicant is proposing to grant a utility easement over the same portion of the alley which will be vacated to provide access.

Letters of no objection have been received from all of the franchise utilities and the applicant is coordinating how to address existing facilities and future service. All providers state they have no objection to the proposed alley vacation. FPL has no objection to vacating the alley because the applicant is proposing a utility easement. AT&T has no objection as long as they have access to any facilities located within the alley/easements at any time. The letters are attached as Exhibit 2.

Adequacy and Neighborhood Compatibility:

The adequacy criteria of ULDR Section 47-25.2 are used to evaluate the demand created on public services and facilities by a proposed vacation. The proposed vacation does not adversely impact or create additional demand on public services and facilities.

The applicant has provided a narrative response regarding the project's compliance with ULDR Sections 47-24.6.A.4., Vacation of Rights-of-Way and Section 47-25.2 Adequacy Requirements which are provided in the plan sets to assist the Board in determining if the proposal meets the criteria.

Public Participation
The right-of-way vacation request is subject to the public participation requirements established in ULDR, Section 47-27.4. According to the applicant, a public participation meeting was held on April 13, 2017, to offer the neighborhood surrounding the property the opportunity to learn about the proposed project. The public participation meeting summary and affidavit are provided as Exhibit 3.

In addition, this request is subject to sign notification requirements established in ULDR Section 47-27.4. The applicant has installed a total of 4 signs on the property and has submitted a sign affidavit indicating proper sign notification was provided. Exhibit 4 contains the affidavit and pictures of the posted signs.

STAFF FINDINGS:
Staff recommends the Board approve this request with conditions as stated further below, and consistent with:

ULDR Section 47-24.6, Vacation of Right-of-Way
ULDR Section 47-25.2, Adequacy Review

CONDITIONS OF APPROVAL:
Should the Board approve the proposed vacation, the following conditions are proposed:

1. Any City infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the City's Public Works Department;

2. Any other utility infrastructure known or unknown and found to be within the vacated area shall be relocated at the expense of the applicant, and the relocated facilities shall be required to be inspected and accepted by the applicable utility agency or service provider;

3. The vacating ordinance shall be in full force and effect on the date a certificate, executed by the City Engineer, is recorded in the public records of Broward County, Florida. The certificate shall state that all conditions of the vacation have been met. A copy of the recorded certificate must be provided to the City.

PLANNING & ZONING BOARD REVIEW OPTIONS:
As per ULDR Section 47-24.6.3, the Planning and Zoning Board shall consider the application for vacation-of-right-of-way and the record and recommendations forwarded by the DRC, and shall hear public comment on the application.

If the Planning and Zoning Board determines that the application meets the criteria for vacation, the recommendation shall be forwarded to the City Commission for consideration. If the Planning and Zoning Board determines that the criteria for vacation have not been met, the Board shall deny the application and the procedures for appeal to the City Commission as provided in Section 47-26B, Appeals, shall apply.

EXHIBITS:
1. Sketch and Legal
2. Utility Provider Letters
3. Public Participation Meeting Summary and Affidavit
4. Public Notice Signs and Sign Affidavit

Refer to hard copy for official sign off

SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777•FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION:

LOTS 4 AND 5, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE 15 FOOT WIDE ALLEY LYING ADJACENT TO THE WESTERLY LINES OF SAID LOTS 4 AND 5, BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4, BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 5, BOUNDED ON THE EAST BY THE EASTERLY LINE OF SAID ALLEY, AND BOUNDED ON THE WEST BY THE WESTERLY LINE OF SAID ALLEY.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 22,424 SQUARE FEET (0.5148 ACRES), MORE OR LESS.

NOTES:

1) BEARINGS ARE BASED ON THE NORTHERLY LINE OF LOT 4, BEING N74°14'44"E.
2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4) ALL PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5) CURRENT ZONING: RMM-25; PROPOSED ZONING: X-P

FILE: DIVERSIFIED COMPANIES	
SCALE: N/A	DRAWN: L.S./B.B.
ORDER NO.: 63288B	
DATE: 3/10/17; 5/30/17; 6/8/17	
REZONING AREA TO X-P	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: CORAL RIDGE LZB	

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

☑ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

Refer to hand copy for official sign-off

SKETCH AND LEGAL DESCRIPTION
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777•FAX: (954) 572-1778
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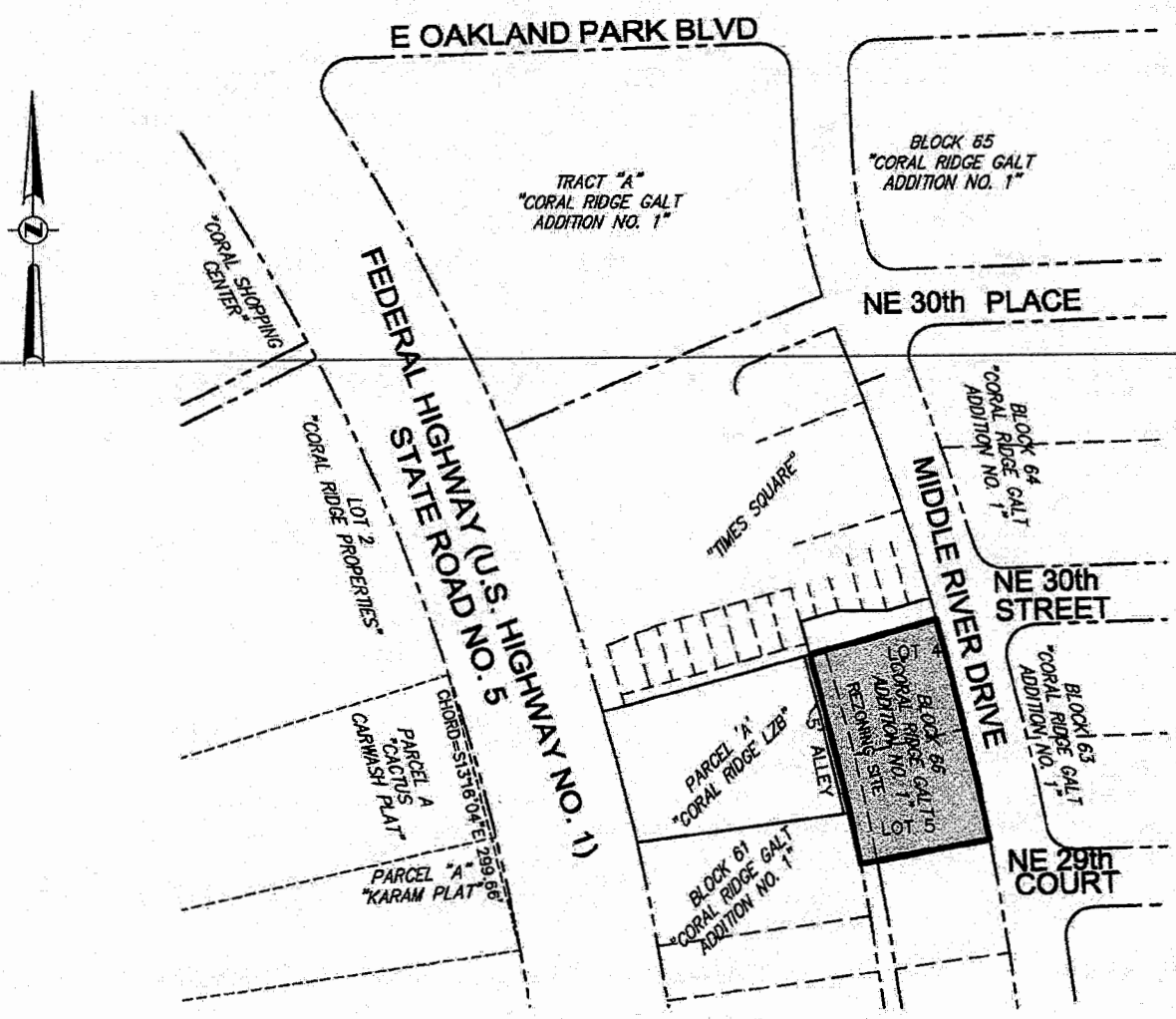

LOCATION MAP
NOT TO SCALE

FILE: DIVERSIFIED COMPANIES	
SCALE: N/A	DRAWN: L.S./B.B.
ORDER NO.: 63288B	
DATE: 3/10/17; 5/30/17; 6/8/17	
REZONING AREA TO X-P	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: CORAL RIDGE LZB	

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

Refer to Hard Copy for official sign-off

SKETCH AND LEGAL DESCRIPTION
BY

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TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
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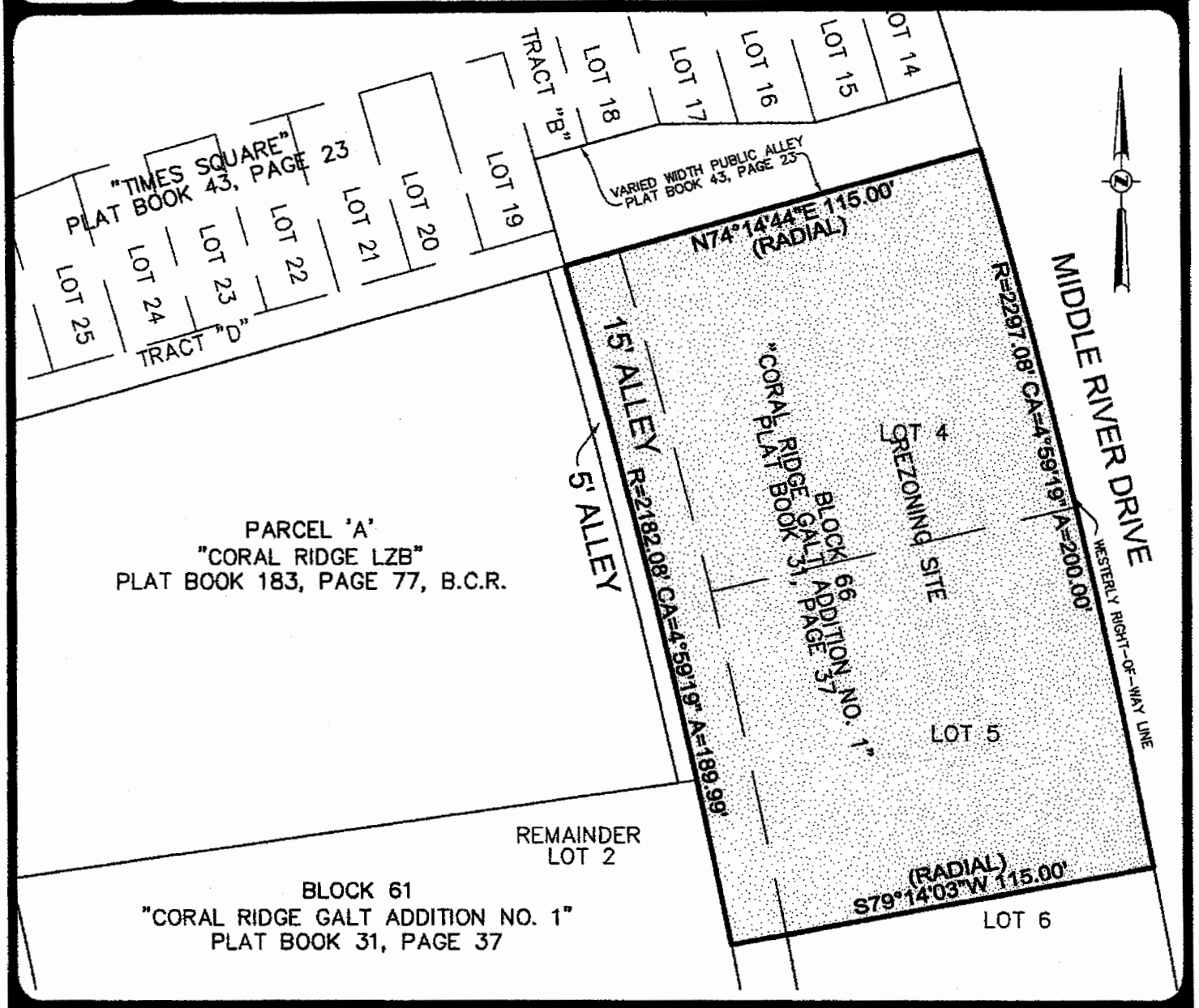


FILE: DIVERSIFIED COMPANIES	
SCALE: 1"=40'	DRAWN: L.S.
ORDER NO.: 63288B	
DATE: 3/10/17; 5/30/17; 6/8/17	
REZONING AREA TO X-P	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: CORAL RIDGE LZB	

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

LEGEND:

R RADIUS
CA CENTRAL ANGLE
A ARC LENGTH

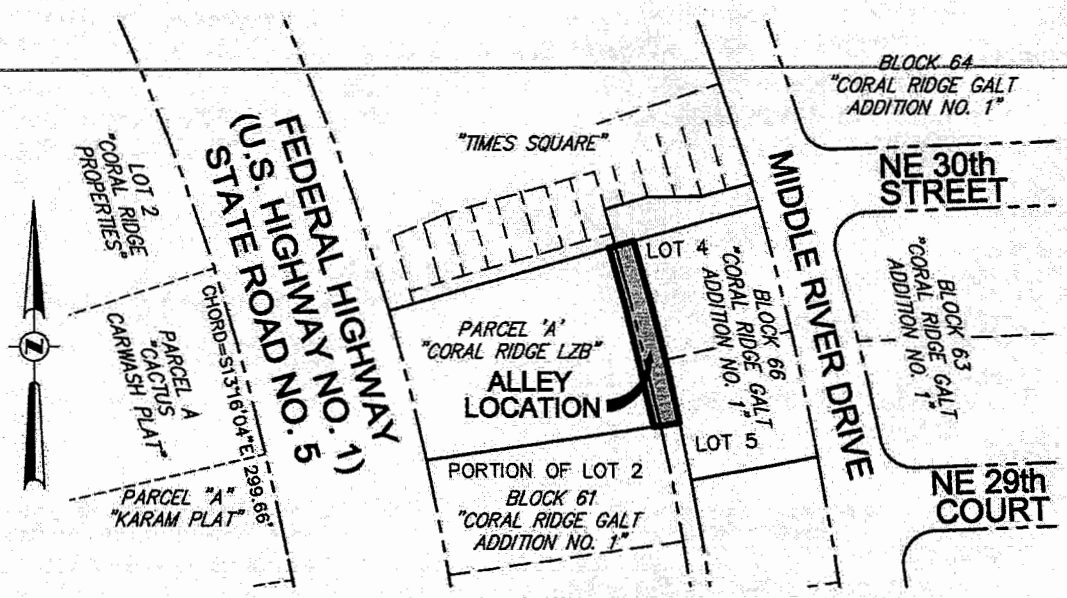
Refer to Hard Copy for official sign-off

SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777•FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION: 20 FOOT WIDE ALLEY VACATION WITH RETAINED UTILITY EASEMENT

THAT PORTION OF THE 15 FOOT WIDE ALLEY LYING ADJACENT TO LOTS 4 AND 5, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE 5.00 FOOT WIDE ALLEY AS SHOWN ON "CORAL RIDGE LZB", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 77, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF SAID 5.00 FOOT WIDE ALLEY AND ITS EASTERLY PROJECTION AND THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF SAID LOT 4, BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1"; AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF SAID 5.00 FOOT WIDE ALLEY AND ITS EASTERLY PROJECTION TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID BLOCK 66, "CORAL RIDGE GALT ADDITION NO. 1"

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 2,891 SQUARE FEET (0.0664 ACRES), MORE OR LESS.



LOCATION MAP
NOT TO SCALE

NOTES:

1) BEARINGS ARE BASED ON THE NORTH LINE OF "CORAL RIDGE LZB", PLAT BOOK 183, PAGE 77, BEING N74°14'44"E.
2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4) ALL PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FILE: DIVERSIFIED COMPANIES	
SCALE: N/A	DRAWN: L.S.
ORDER NO.: 62708C	
DATE: 3/10/17; REV. 4/25/17; 5/30/17; 6/9/17	
20' WIDE ALLEY VACATION WITH RETAINED UTILITY EASEMENT	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: CORAL RIDGE LZB	

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

Beth Burns

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- ☑ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- ☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274

STATE OF FLORIDA

Refer to hard copy for official signoff

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BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777•FAX: (954) 572-1778
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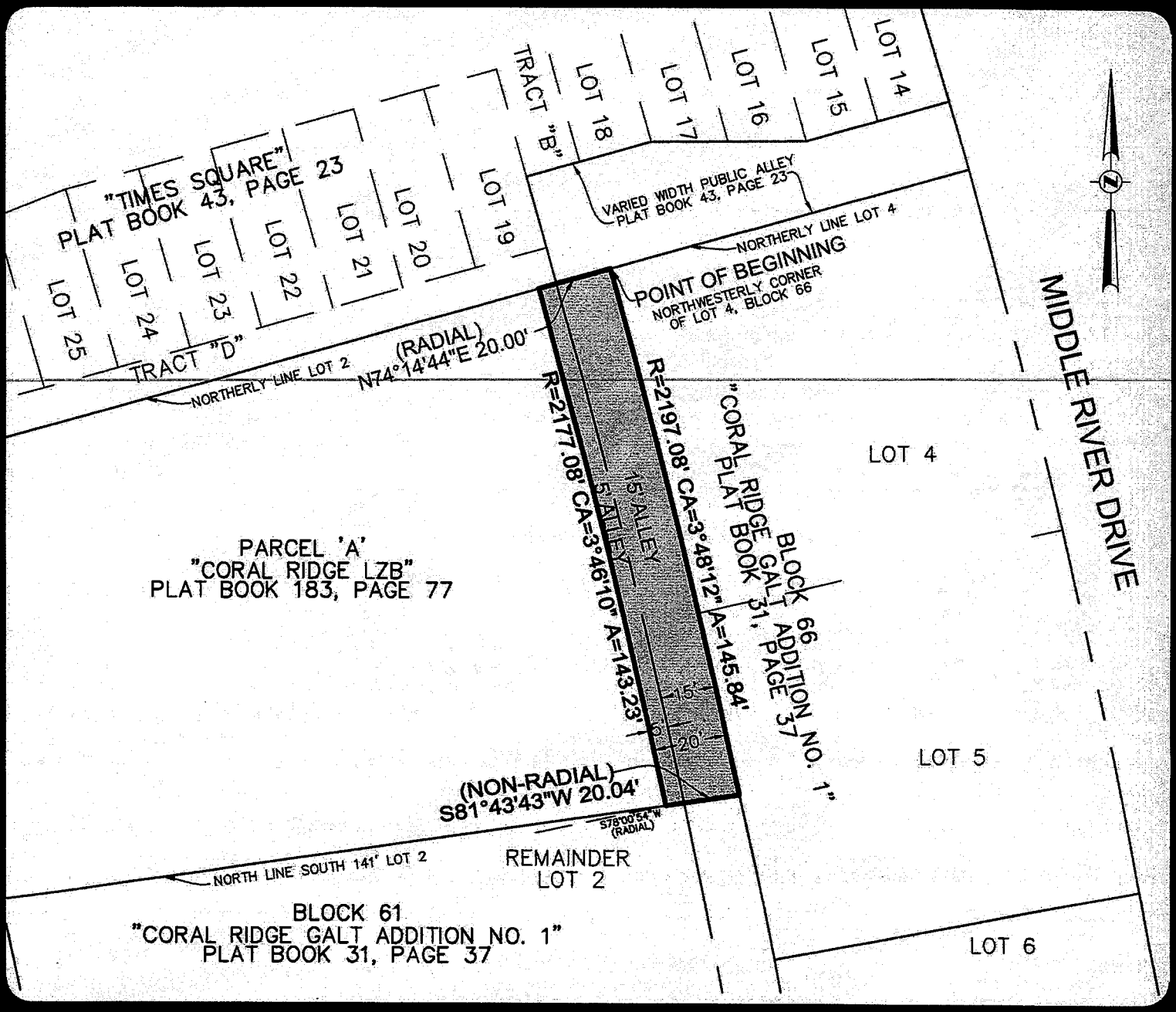

FILE: DIVERSIFIED COMPANIES	
SCALE: 1"=40'	DRAWN: L.S.
ORDER NO.: 62708C	
DATE: 3/10/17; REV. 4/25/17; 5/30/17; 6/9/17	
20' WIDE ALLEY VACATION	
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA	
FOR: CORAL RIDGE LZB	

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

R RADIUS
CA CENTRAL ANGLE
A ARC LENGTH

Karlanne Grant

From: Jason Crush <jcrush@crushlaw.com>
Sent: Monday, May 22, 2017 2:27 PM
To: Karlanne Grant
Cc: Jason Crush
Subject: FW: RE: 2980 N Federal Highway, Ft Lauderdale, 2980 Retail and Restaurant
Attachments: image002.jpg; C2276-Request for No Objection Letter-W&S.PDF

See below on City No-objection.

Plat was executed by the County and was supposed to be recorded last week…checking now…stand by

Jason S. Crush
Attorney at Law

CRUSH LAW P.A.

Crush Law, P.A.
333 North New River Drive East
Suite 1500
Fort Lauderdale, FL 33301
Office: 954-522-2010
Cell: 954-684-0050

THE INFORMATION CONTAINED IN THIS TRANSMISSION IS PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, DO NOT READ IT. PLEASE IMMEDIATELY REPLY TO THE SENDER THAT YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, THEN DELETE IT. THANK YOU.

From: johnflynn@graceengineers.com [mailto:johnflynn@graceengineers.com]
Sent: Wednesday, May 10, 2017 1:43 PM
To: Jason Crush <jcrush@crushlaw.com>; 'John Brennan' <John@diversifiedcos.com>
Subject: Fwd: RE: 2980 N Federal Highway, Ft Lauderdale, 2980 Retail and Restaurant

John E Flynn, PE

From: Elkin Diaz
Sent: Wednesday, May 10, 1:21 PM
Subject: RE: 2980 N Federal Highway, Ft Lauderdale, 2980 Retail and Restaurant
To: johnflynn@graceengineers.com
Cc: Marie Pierce

Good afternoon Mr. Flynn,

In regards to your email below, please note that the proposed alleyway vacation, as shown in the attached document, does not cause any conflict with the City's existing stormwater system nor the anticipated stormwater master plan improvements as reviewed by the Public Works Operations and Engineering divisions.

If you have further questions, please let us know.

Kind Regards,

Elkin Diaz, MBA, PE, PMP

LEED Green Associate

Senior Project Manager

Public Works Department • Sustainability Division

100 N. Andrews Ave, 4th Floor • Fort Lauderdale, Fl 33301

Office (954) 828-6539 • Cell (954)274-6237 • Fax (954) 828-5074

ediaz@fo

rtlauderdale.gov

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from city officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

P Think **Green!** Please do not print this email unless it is necessary.

From: johnflynn@graceengineers.com [mailto:JohnFlynn@GraceEngineers.com]
Sent: Tuesday, May 09, 2017 2:35 PM
To: Marie Pierce
Subject: 2980 N Federal Highway, Ft Lauderdale, 2980 Retail and Restaurant

Marie, Attached is our request for a letter of no objection regarding an alley vacation for this project. Please review and advise, thanks

John E Flynn, PE

Grace Engineering, LLC

17110 SW 64th Court

Southwest Ranches, Florida 33331

O: 754.200.4534

M: 954.558.9628

TECO
PEOPLES GAS
AN EMERA COMPANY

Easement & Right-of-Way Vacation Letter

4/26/2017

To: John E. Flynn, PE
Grace Engineering, LLC
17110 SW 64th Ct.
Southwest Ranches, FL 33331

Subject: Alley Vacation 2980 North Federal Highway

(X) We have no facilities in the area to be vacated; therefore, we have no objections to this vacation.

David Rivera
Gas Design Technician

( ) We have facilities in the area to be vacated; however, we have no objections to this vacation providing the applicant will pay for the relocation retirement or replacement of these facilities.

David Rivera
Gas Design Technician

( ) We have facilities in the area to be vacated which cannot be relocated for technical reasons, however, we have no objections to the vacation providing a utility easement is incorporated in the replat, or the applicant will pay for the relocation or replacement of these facilities.

David Rivera
Gas Design Technician

( ) We have objection to the proposed vacation for the following reasons:
PGS has facilities in the easement and cannot be relocated.

David Rivera
Gas Design Technician

Peoples Gas
5101 NW 21st Ave Ste. 460
Fort Lauderdale, FL 33309-2792
An equal opportunity company

(877) 832-6747
Fax (954) 453-0804
www.TECOEnergy.com

Karlanne Grant

From: Jason Crush <jcrush@crushlaw.com>
Sent: Wednesday, April 26, 2017 6:25 PM
To: Karlanne Grant
Cc: Jason Crush
Subject: FW: 2980 N Federal, Restaurant & Retail

KG,

Please see email chain below with FPL. I assume this is sufficient for "No-Objection"…Please confirm.

Thanks!

Jason S. Crush
Attorney at Law

CRUSH LAW P.A.

Crush Law, P.A.
333 North New River Drive East
Suite 1500
Fort Lauderdale, FL 33301
Office: 954-522-2010
Cell: 954-684-0050

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From: johnflynn@graceengineers.com [mailto:JohnFlynn@GraceEngineers.com]
Sent: Wednesday, April 26, 2017 6:23 PM
To: Jason Crush <jcrush@crushlaw.com>
Subject: FW: 2980 N Federal, Restaurant & Retail

Jason, will this email suffice or do we need more?

John E Flynn, PE
Grace Engineering, LLC
17110 SW 64th Court
Southwest Ranches, Florida 33331
O: 754.200.4534
M: 954.558.9628

From: Dubs, Jeffrey [mailto:Jeffrey.Dubs@fpl.com]
Sent: Wednesday, April 26, 2017 5:34 PM
To: JohnFlynn@GraceEngineers.com
Subject: RE: 2980 N Federal, Restaurant & Retail

Hey John,

Good to hear from you. I have no objection to vacating the alley if it is being replaced with a utility easement. We do not have a letter that I know of but I can ask my legal department to look into drafting something if need be.

Thanks,

Jeffrey Dubs
Assoc Engineer – Distribution
Power Delivery
(954) 717-2081

From: johnflynn@graceengineers.com [mailto:JohnFlynn@GraceEngineers.com]
Sent: Tuesday, April 25, 2017 10:12 PM
To: Dubs, Jeffrey
Subject: RE: 2980 N Federal, Restaurant & Retail

Hi Jeffrey, just following up on this project. Also attached is the request for no object letter if you could review and send me a response would be great. Thanks.

John E Flynn, PE
Grace Engineering, LLC
17110 SW 64th Court
Southwest Ranches, Florida 33331
O: 754.200.4534
M: 954.558.9628

From: JohnFlynn@GraceEngineers.com [mailto:JohnFlynn@GraceEngineers.com]
Sent: Friday, March 31, 2017 10:23 AM
To: 'Dubs, Jeffrey' <Jeffrey.Dubs@fpl.com>
Subject: RE: 2980 N Federal, Restaurant & Retail

Jeffrey, The space between the parking spaces is 3' wide which we could curb if you prefer, but that would leaver 2' between the curbs. Hopefully that works.

Panel A is the future restaurant TooJay's, they will be preparing the Panel A schedule as part of their plans to do the build-out of the restaurant space. The property owner (our project) is building all the infrastructure and building shell now, which will be immediately followed by the tenant building out their own interior spaces. I don't believe the tenant plans are ready yet but I will check. Thanks!

John E Flynn, PE
Grace Engineering, LLC
17110 SW 64th Court
Southwest Ranches, Florida 33331
954.558.9628

From: Dubs, Jeffrey [mailto:Jeffrey.Dubs@fpl.com]
Sent: Friday, March 31, 2017 8:04 AM
To: JohnFlynn@GraceEngineers.com
Subject: RE: 2980 N Federal, Restaurant & Retail

Good morning John,

I have reviewed the plans and have a couple questions. First off how big is the proposed area for the new pole with bollards on the north side of the property? Also do you have a panel schedule for Panel A?

Thanks,

Jeffrey Dubs
Assoc Engineer – Distribution
Power Delivery
(954) 717-2081

From: johnflynn@graceengineers.com [mailto:JohnFlynn@GraceEngineers.com]
Sent: Thursday, March 30, 2017 10:17 AM
To: Dubs, Jeffrey
Subject: 2980 N Federal, Restaurant & Retail

CAUTION - EXTERNAL EMAIL

Jeffrey, So I believe we were able to accommodate the new pole locations that you requested, see attached civil plans. I have also attached the electrical plans for the building so we can start on the service design. Question: can this service be provided from a pole transformer, or does this have to be a pad mounted transformer? Thanks Jeffery!

John E Flynn, PE
Grace Engineering, LLC
17110 SW 64th Court
Southwest Ranches, Florida 33331
954.558.9628

Felipe A. Rodriguez
Mngr-OSP Plng & Design
SE/CA

AT&T Florida
8601 W Sunrise Blvd
Plantation, Fl. 33322

T: 954-476-2917
F: 954-476-7481
felipe.rodriguez.1@att.com
www.att.com

May 1, 2017

Grace Engineering, LLC
17110 SW 64th Court
Southwest Ranches, Fl. 33331

Attn: John E. Flynn, P.E.

Ref: Proposed conversion of Alley to utility easement

Dear Mr. Flynn:

After reviewing the site plan provided, AT&T does not object to the proposed conversion of alley to utility easements so long as AT&T has access to any facilities located within these alley/easements at any time.

If any further questions should arise, please do not hesitate to call me at (954) 476-2917.

Sincerely,

F. Rodriguez

Felipe A. Rodriguez
OSPE Specialist.

Proud Sponsor of the U.S. Olympic Team

Engineering – Design Department
2601 SW 145th Ave Miramar, Fl 33027

Friday, May 19, 2017

John E Flynn, PE
Grace Engineering, LLC
17110 SW 64th Court
Southwest Ranches, Florida 33331

RE: **Letter of No Objection** / **Alley Vacation**
Too Jay's Restaurant
2980 N Federal Highway
Ft Lauderdale, Fl

Dear Mr. Flynn, PE

In reference to the proposed alley vacation at the above referenced location, Comcast has ***no objection*** to this proposed action as the vacated alley will be replaced with a public utility easement, in the same place.

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

Sincerely,

Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast / Southern Division (RDC)
10/2/2015 4:26:10 PM

Cc:
File
Chuck Huston (Comcast Area Construction Coordinator)

CRUSH LAW P.A.

2980 Retail/Restaurant Building
2980-2990 North Federal Highway
Fort Lauderdale

Case No. V17001 and ZR17003
Site Plan Approval; Rezoning to X-P; Parking Reduction; and Alley Vacation

Summary of Public Presentation Meeting for the Proposed Project

On Thursday April 13, 2017 the Applicant held a public meeting to provide information to the neighborhood on the Project. An email notice was sent to the Coral Ridge Homeowners Association President on April 6, 2017. (Attached hereto)

The President responded that since the Board had already been presented the project and vetted the plans that he did not expect anyone to attend from the neighborhood.

One resident, Tyler Brunelle (2630 NE 15th Street), attended and was in support of the project.

If you have any further questions, please let me know.

Thanks,

Jason S. Crush
For the Firm

From: Christopher Williams [mailto:Chris@HomesInCoralRidge.com]
Sent: Thursday, April 13, 2017 10:45 AM
To: Brennan John <John@diversifiedcos.com>
Cc: Jason Crush <jcrush@crushlaw.com>
Subject: Re: 2980 Retail Project Presentation

My sense is that the Board members understand the scope of the project.
No one had replied that they were attending.
I doubt that anybody will attend tonight since we've already vetted the project. If I was in town I would come by and say hello.

Chris Williams | RE/MAX Preferred
Chris@HomesInCoralRidge.com
954-830-2242
@REMAXGator

On Apr 13, 2017, at 10:41 AM, John Brennan <John@diversifiedcos.com> wrote:

Chris,

Thanks for forwarding out to your group.

Our Land Use attorney ask how many people would be attending tonight. Do you have a feel for what attendance we might have? We want to be fully prepared for tonight's turnout. Thanks.

JB

From: Christopher Williams [mailto:Chris@HomesInCoralRidge.com]
Sent: Saturday, April 08, 2017 9:56 AM
To: John Brennan
Subject: Re: 2980 Retail Project Presentation

Thank You John.
I will be out of town but will forward the information.

Chris Williams | RE/MAX Preferred
Chris@HomesInCoralRidge.com
954-830-2242
@REMAXGator

On Apr 6, 2017, at 5:01 PM, John Brennan <John@diversifiedcos.com> wrote:

Hello Chris,

As President of the neighboring homeowners association, we are required to notify you we will be hosting a public presentation of our proposed retail/restaurant project at 2980 N Federal Highway. At this two hour event, we will answering questions you or your neighbors might have about the project. The public outreach meeting date/time/location is below:

Thursday, April 13th
Starts at 5:00 pm
Miller's Ale House
2861 N Federal Highway
Fort Lauderdale, FL

Best regards,

John P. Brennan
Vice President
E: John@diversifiedcos.com

<image001.jpg>
6300 NE 1st AVE, Suite 100 Fort Lauderdale, FL 33334
P: 954.776.1005 EXT. 203 | C: 954.260-4359
http://www.diversifiedcos.com

2980 Retail/Restaurant Building
2980-2990 North Federal Highway
Fort Lauderdale

Case No. V17001 and ZR17003
Site Plan Approval; Rezoning to X-P; Parking Reduction; and Alley Vacation

Sign-in Sheet

April 13th, 2017 **5:00 PM** **Miller's Ale House**

Name – Print	Address/ Mailing Address	Email	Phone
Tyler Blunde	2630 NE 15th ST Ft Lauderdale	Ranger175-Ae@hotmail.com	

CRUSH LAW P.A.

AFFIDAVIT OF PUBLIC PARTICIPATION NOTIFICATION

STATE OF FLORIDA
BROWARD COUNTY

DEVELOPMENT REVIEW COMMITTEE CASE NO. ZR170003 & V17001

APPLICANT: 2980 Investments LLC

PROPERTY: 2980 2990, 2960 N Federal Highway

PUBLIC HEARING DATE: February 14, 2017

BEFORE ME, the undersigned authority, personally appeared John Brennan, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Authorized Agent in the above cited City of Fort Lauderdale Development Application.

2. Affiant has had telephonic communications with the civic association's President regarding the Development Application concerning details of the DRC hearing time/date/place.

3. The Affiant/Applicant has followed up on said telephonic communications with electronic mails, to the President of the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the confirmed date of the DRC meeting.

4. That the email referenced in Paragraph two (3) above was sent prior to twenty-one (21) days before the scheduled DRC hearing.

5. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

John Brennan – As Agent
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 15th day of February, 2017.

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

CARY GOLDBERG
Commission # FF 942330
Expires March 18, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
- The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
- The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
- If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
- If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
- Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
- If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
- The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
- The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: _____ BOARD OF ADJUSTMENT
_____ HISTORIC PRESERVATION BOARD
_X_ PLANNING AND ZONING BOARD
_____ CITY COMMISSION

CASE NO. V17001

APPLICANT: 2980 Investments LLC

PROPERTY: 2980,2990,2960 N Federal Highway

PUBLIC HEARING DATE: July 19th, 2017

BEFORE ME, the undersigned authority, personally appeared Jason S. Crush, who upon being duly sworn and cautioned, under oath deposes and says:

1. Affiant is the Applicant in the above cited City of Fort Lauderdale **Board or Commission** Case.

2. The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the **Board or Commission**.

3. That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least **fifteen (15)** days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.

4. Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the **Board or Commission**. **Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates**.

5. Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office **five (5)** calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.

6. Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

_____
Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this 6 day of JULY, 2017

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
LAUREN RAMOS
MY COMMISSION # FF972142
EXPIRES: March 16, 2020

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47.27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit._____**(initial here)**

_____ Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

CITY OF FORT LAUDERDALE

PUBLIC NOTICE

PLANNING AND ZONING BOARD MEETING

DATE: JULY 19, 2017

TIME: 6:30 P.M.

CASE: V17001 & ZR17003

PROJECT: 2980 RETAIL/RESTURANT BUILDING

REQUEST: V17001 - RIGHT-OF-WAY VACATION: ALLEY VACATION

REQUEST: ZR17003 - SITE PLAN LEVEL IV REVIEW: REZONING FROM RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY (RMM-25) DISTRICT TO EXCLUSIVE USE (X-P) DISTRICT WITH ALLOCATION OF COMMERCIAL FLEX FOR 5,100 SQUARE-FOOT RESTAURANT AND 2,465 SQUARE-FOOT RETAIL BUILDING AND PARKING REDUCTION

LOCATION: CITY COMMISSION CHAMBERS
CITY HALL, 100 N ANDREWS AVENUE

INFORMATION: CONTACT (954) 828-6520
http://www.fortlauderdale.gov

This Notice is the property of the City of Fort Lauderdale. In accordance with City Code Section 16-29, it shall be unlawful for any person to injure, cut, break or destroy in any manner any building or other thing belonging to or under the control of the City. Persons making or removing the Notice may be subject to fine and/or imprisonment.

CITY OF FORT LAUDERDALE
PUBLIC NOTICE
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CITY HALL, 100 N ANDREWS AVENUE
INFORMATION: CONTACT (954) 828-6520
http://www.fortlauderdale.gov

CITY OF
FORT LAUDERDALE

April 26, 2017

Meeting Notice: Planning and Zoning Board

Dear Property Owner:

The Planning and Zoning Board, acting as the Local Planning Agency (LPA), will hold a public hearing on **Wednesday, July 19, at 6:30 p.m.** in the City Commission Chambers, City Hall, 100 North Andrews Avenue, Fort Lauderdale, FL to determine whether the following application is found to be consistent with the Goals, Objectives and Policies of the Co mprehensive Plan and the City's Unified Land Development Code (ULDR).

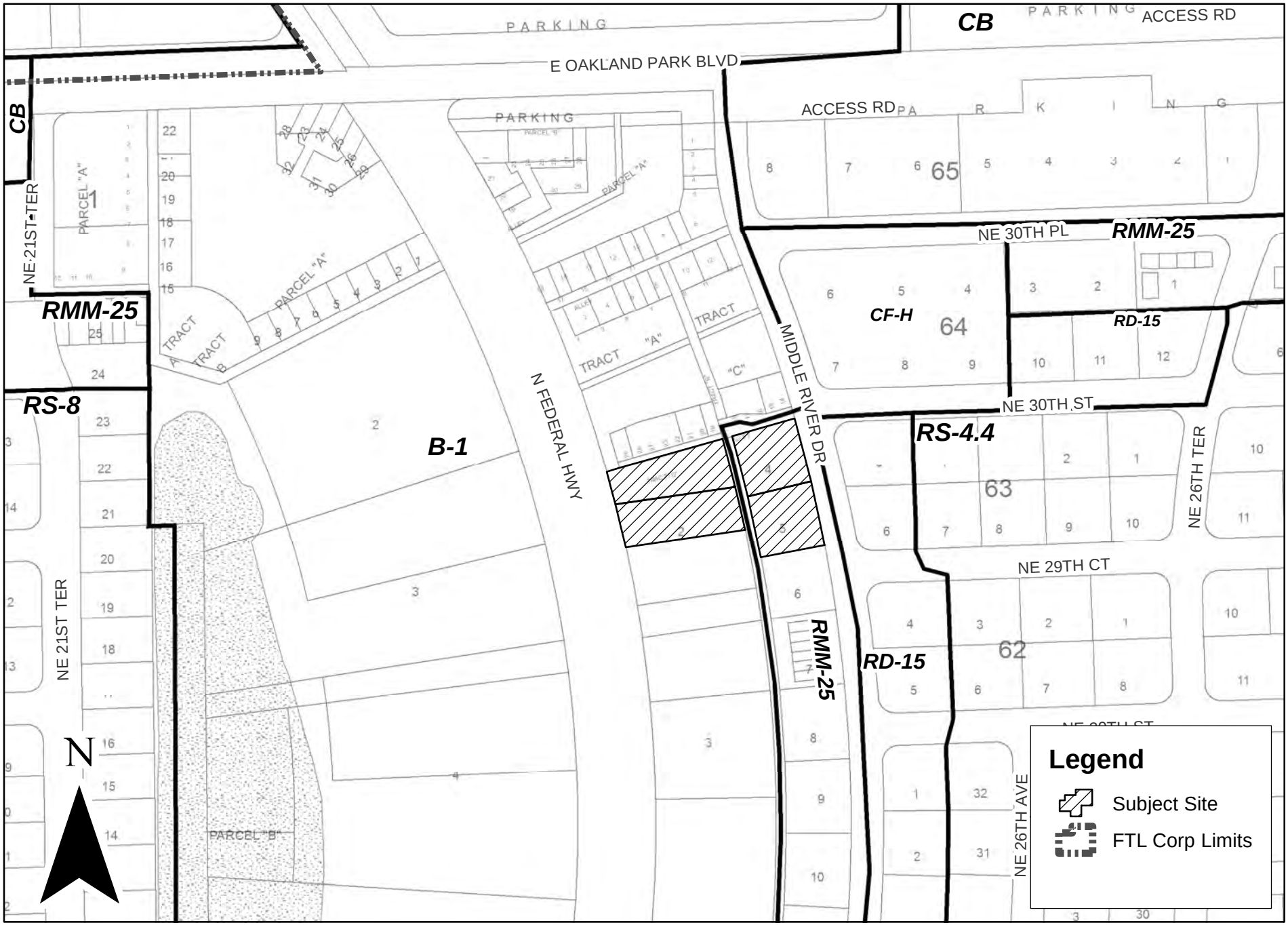
Case No:	V17001
Request:	Right-of-Way Vacation: Alley Vacation
Abbreviated Legal Description:	That portion of the 15 Foot alley lying adjacent to Lots 4 and 5, Block 66, and Lot 2 Less the South 141 Feet, Block 61, "Coral Ridge Galt Addition No. 1", according to the plat thereof as Recorded in plat Book 31, page 37, of the public records of Broward County, Florida
General Location:	Portion of alley right-of way that runs north and south lying adjacent to Lots 4 and 5 of Block 66 and Lot 2 of Block 61, east of Federal Highway and west of Middle River Drive
Commission District:	1 – Commissioner Bruce G. Roberts

Should you desire to comment on this request, you may attend the hearing or send comments in writing to the Department of Sustainable Development, Urban Design and Planning Division, 700 N. W. 19 Avenue, Fort Lauderdale, Florida, 33311. You may also submit email comments, and view the application and plans at:
http://www.fortlauderdale.gov/departments/city-clerk-s-office/advisory-boards-and-committees-agendas-and-minutes/planning-and-zoning-board

Sincerely,
Karlanne Grant, Planner II
Urban Design and Planning Division

If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at (954) 828-5002 two (2) days prior to the meeting and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.



V17001

Path: J:\DSD\DRCLocationMaps_16_RM\ArcMap\New\DRC20170214\V17001LocMap.mxd

0 100 200 400 Feet

Graphic Scale