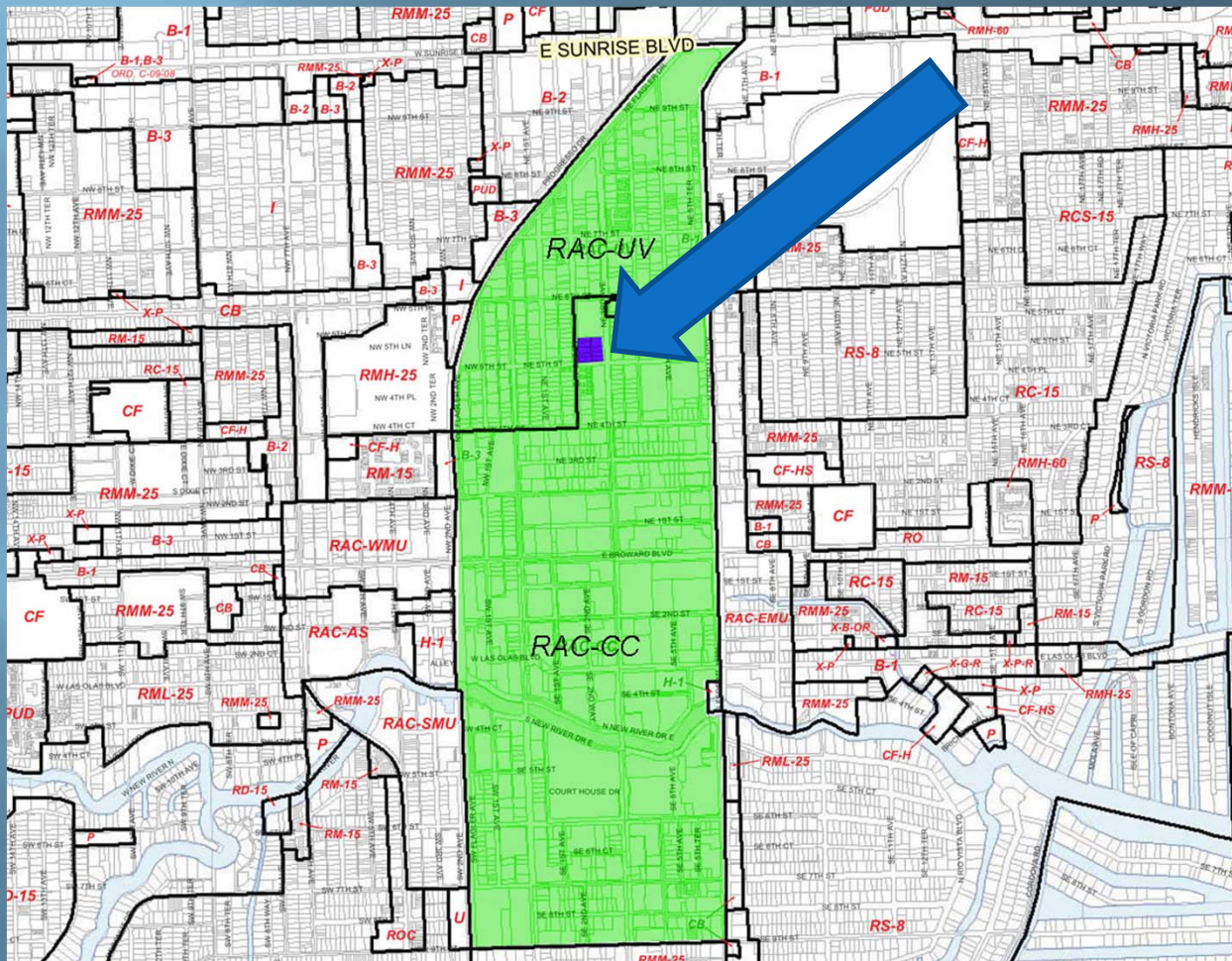


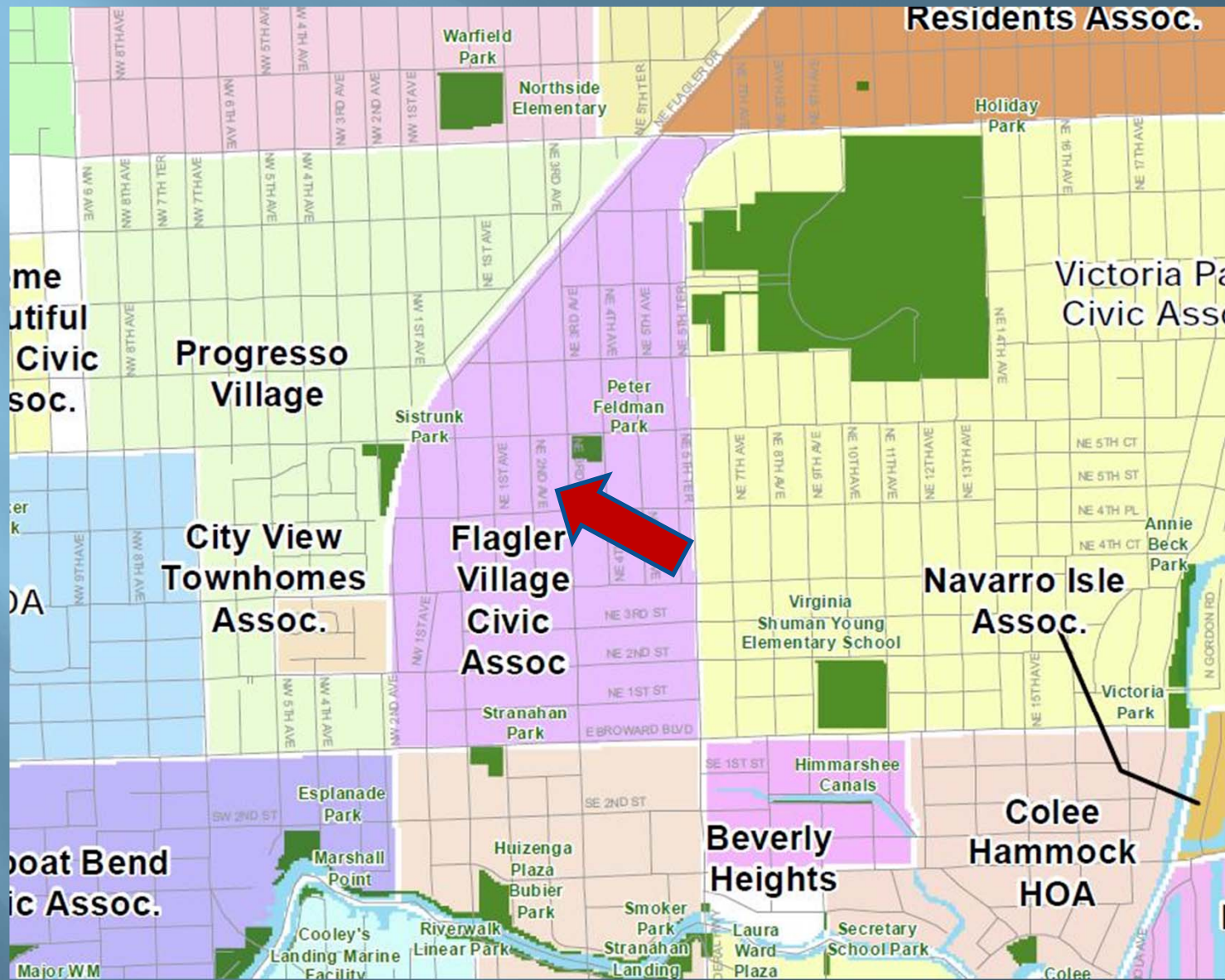


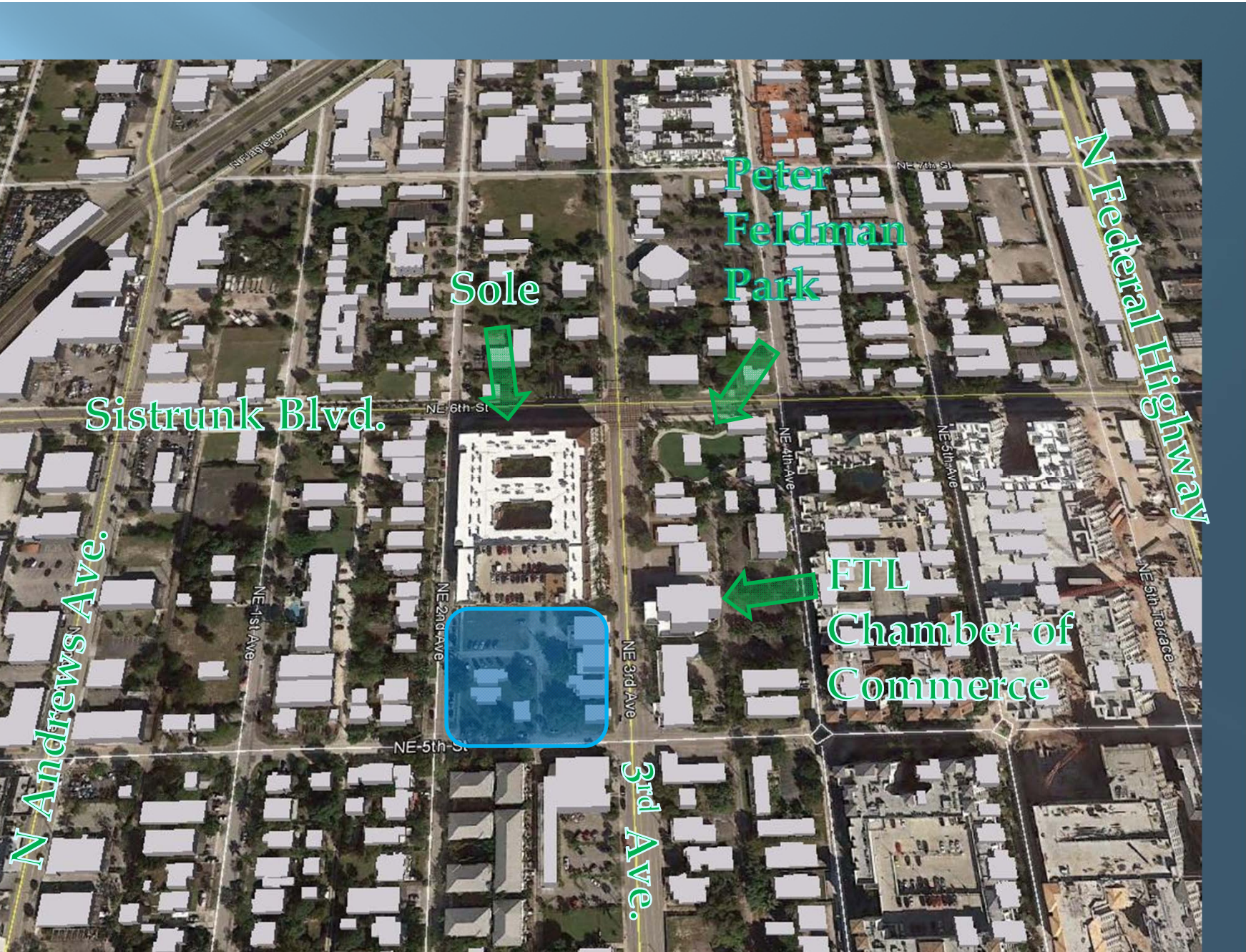
Proposed Vacation of:

1. Easement
2. Easement
3. Alley

Zoning: RAC-CC







Sole

Peter
Feldman
Park

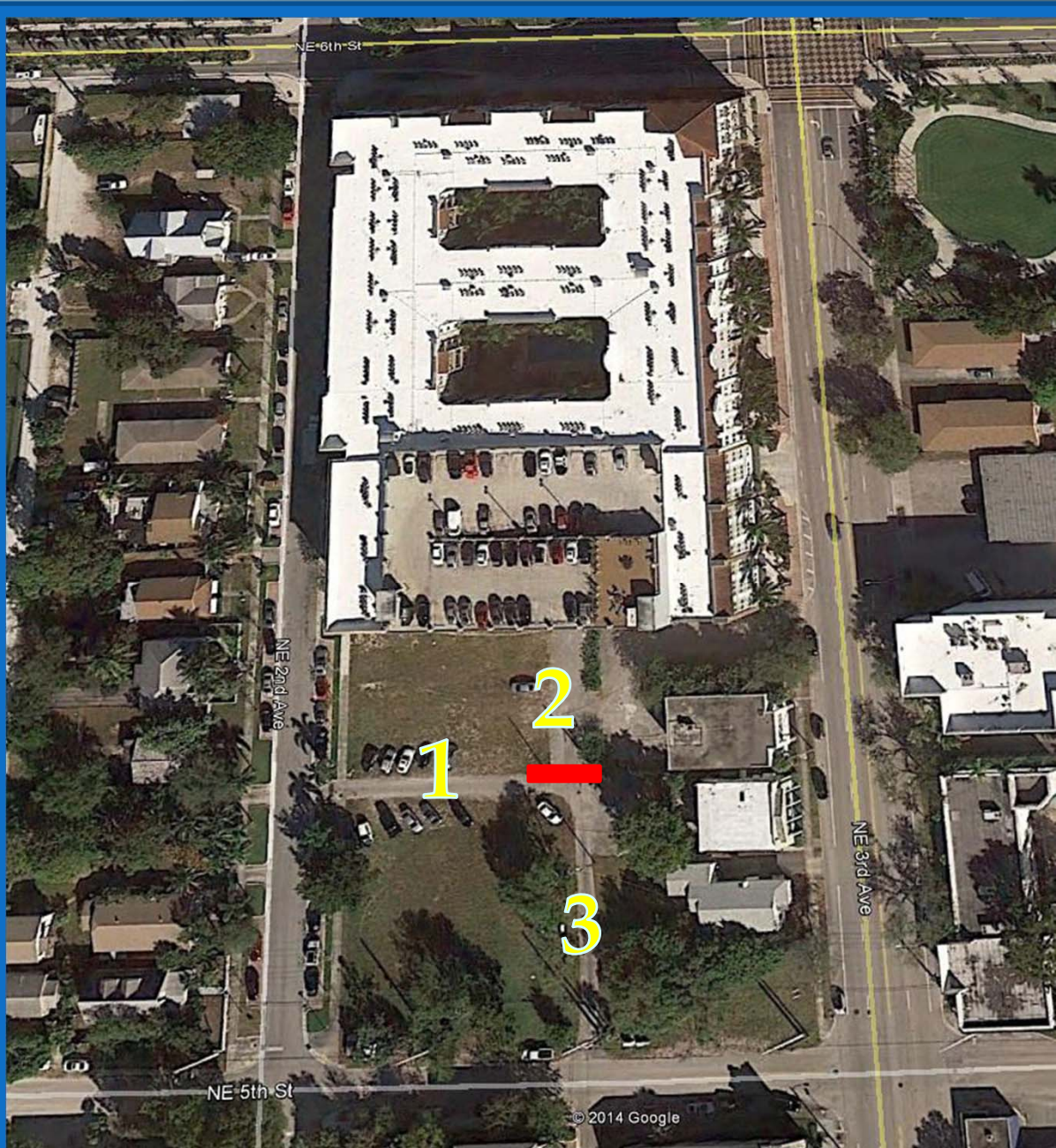
Sistrunk Blvd.

N Federal Highway

FTL
Chamber of
Commerce

N Andrews Ave.

3rd Ave.



As per ULDR Section 47-24.7.A.4, the request is subject to the following criteria:

- a. The easement is no longer needed for public purposes; and*
- b. All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same.*

As per ULDR Section 47-24.6.A.4, the request is subject to the following criteria:

- a. *The right-of-way or other public place is no longer needed for public purposes;*
- b. *Alternate routes if needed are available which do not cause adverse impacts to surrounding areas;*
- c. *The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area;*
- d. *The closure of a right-of-way shall not adversely impact pedestrian traffic;*
- 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.*



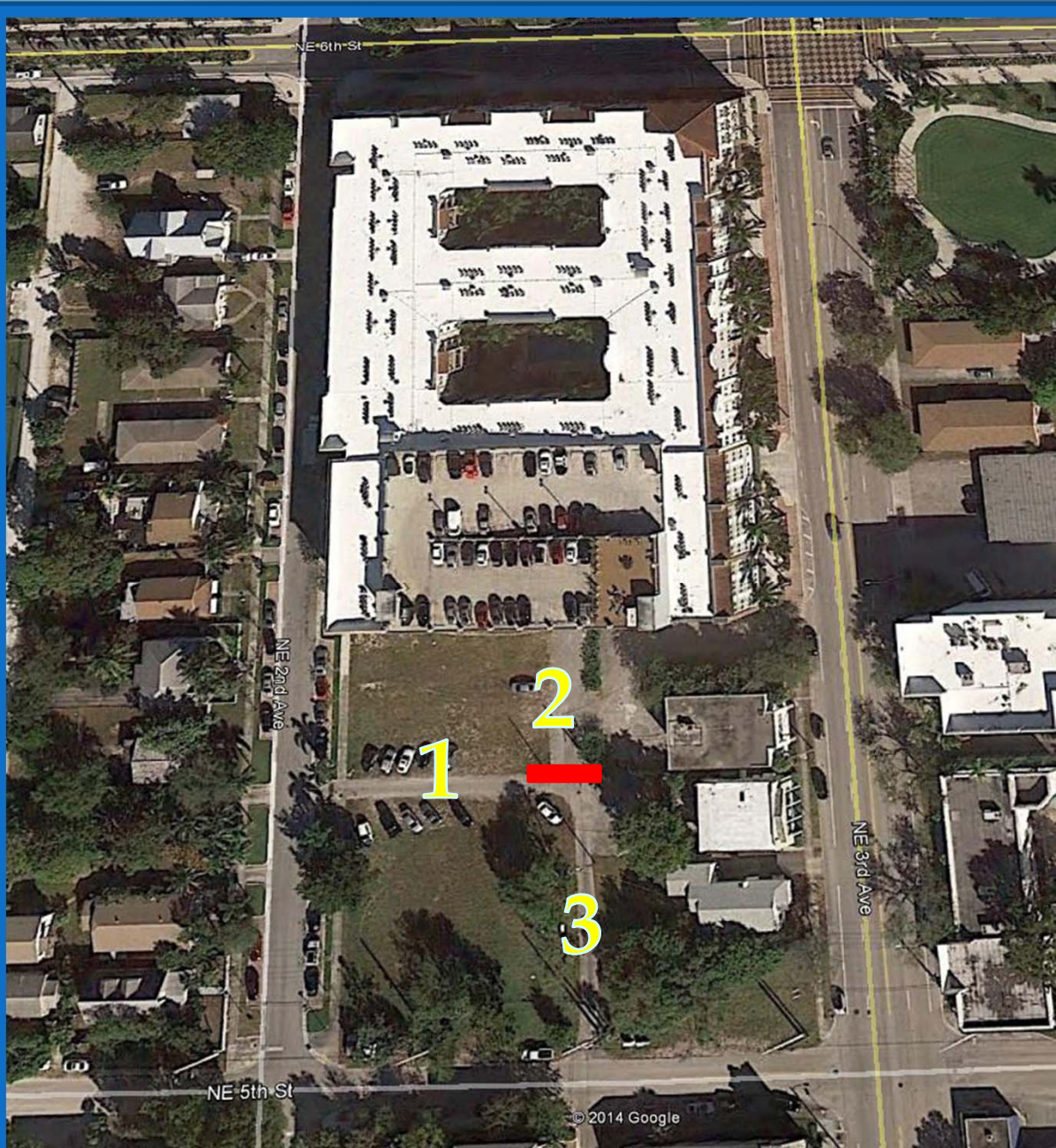


Public Notice
Public Hearing
The following information is being provided to the public in accordance with the provisions of the Florida Public Access Law, Chapter 218, Florida Statutes, and the Florida Administrative Code, Chapter 28, Florida Administrative Code, regarding the proposed project described below. The public is invited to attend the public hearing and provide input to the project. The public hearing will be held on the date, time, and location listed below. The public hearing will be held in a public hearing room at the address listed below. The public hearing will be held on the date, time, and location listed below. The public hearing will be held in a public hearing room at the address listed below.

501
501
501

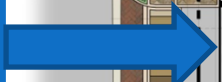
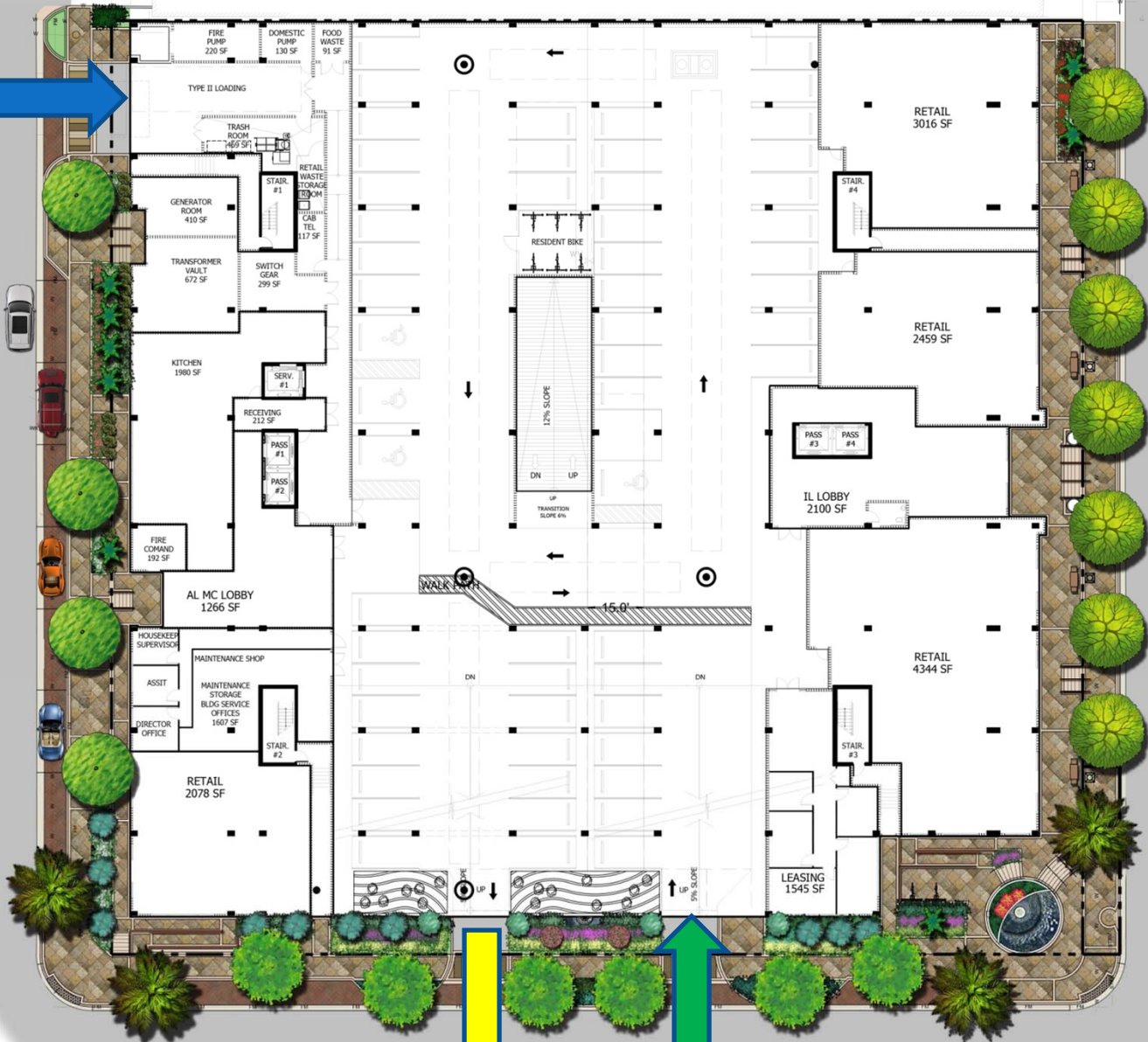


Public Notice
Public Hearing
City of Lowell
PLANNING & ZONING BOARD
MEETING - OPEN HOUSE SITE
PLAN REVIEW - CITY CENTER
MILL OPERATIONS, 250 West Street
FOR MORE INFORMATION, VISIT
CITY OF LOWELL WEBSITE: WWW.CITYOFLOWELL.COM
OR CALL 978.686.4329



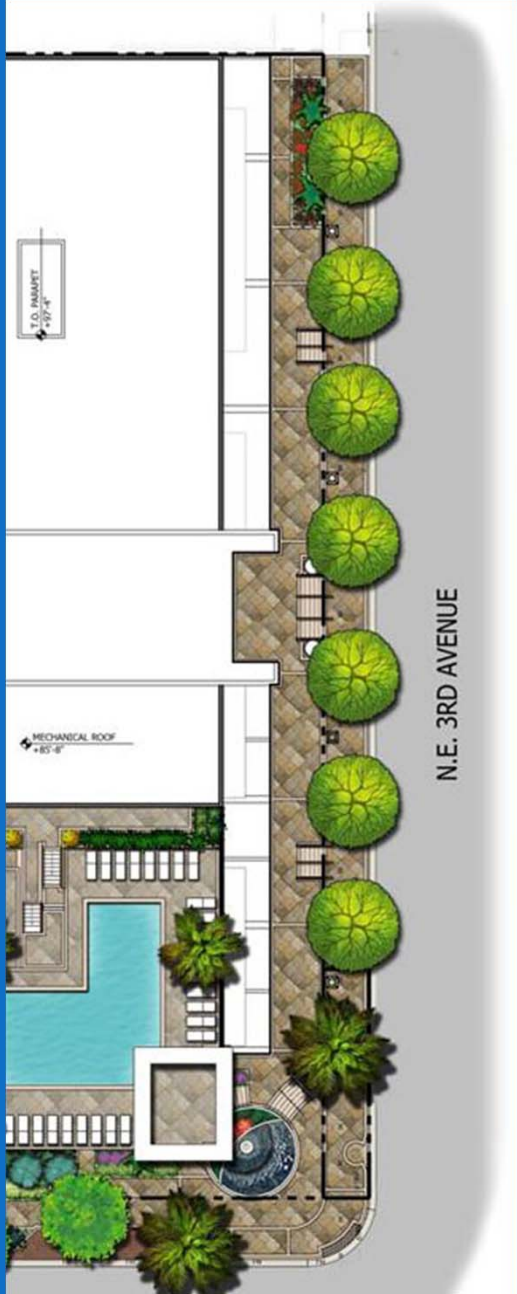
N.E. 2ND AVENUE

N.E. 3RD AVENUE





N.E. 5TH STREET



N.E. 2ND AVENUE



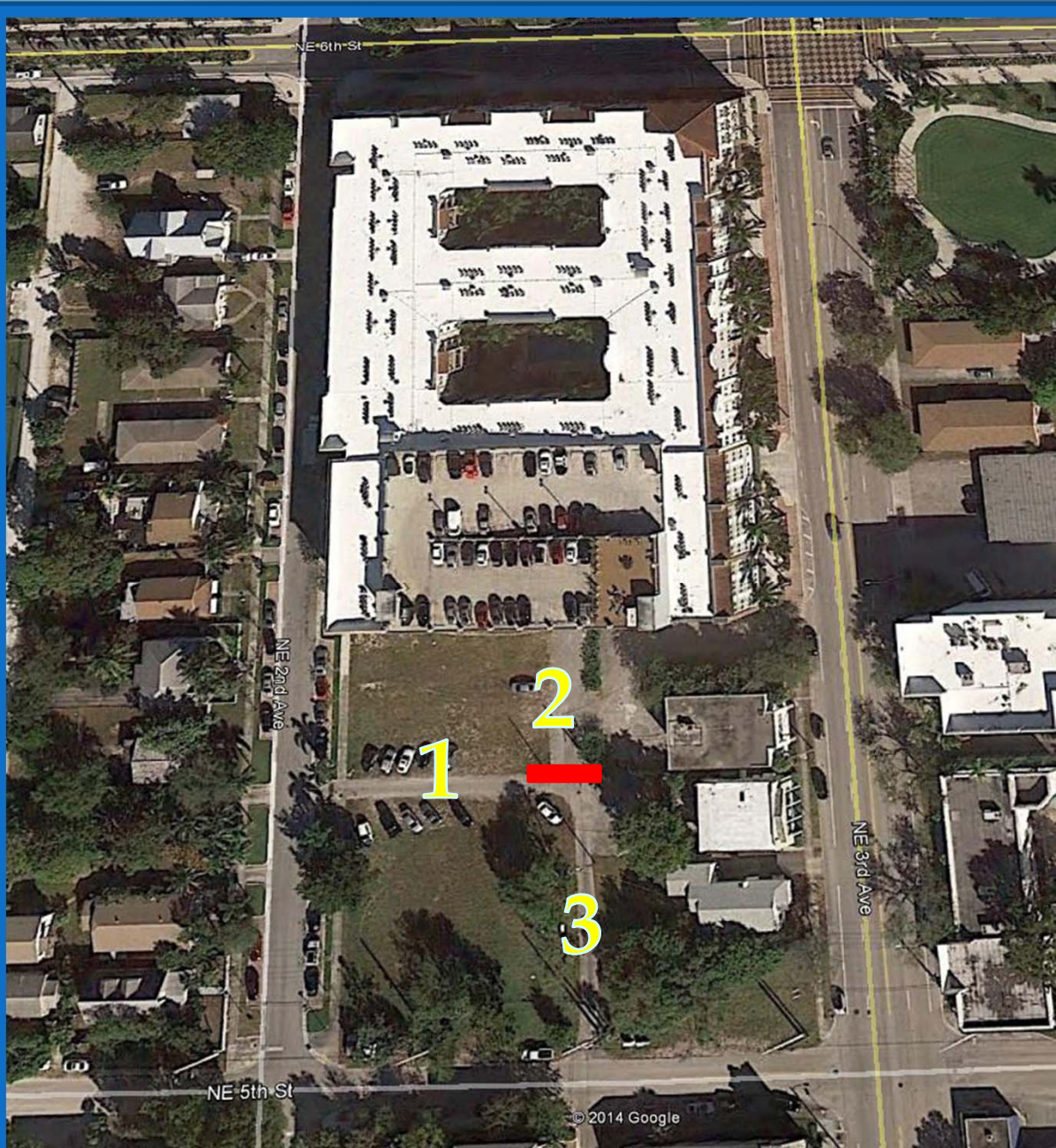




3rd Ave.



2nd Avenue





The Pineapple House is an upscale fully integrated multi-use community consisting of:

-92 Residential Apartments

-86 Units Of Assisted Living including Memory Care Units

-11,897 s.f. Neighborhood Serving Retail





South Western Facade

N.E. 2ND AVENUE

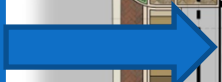
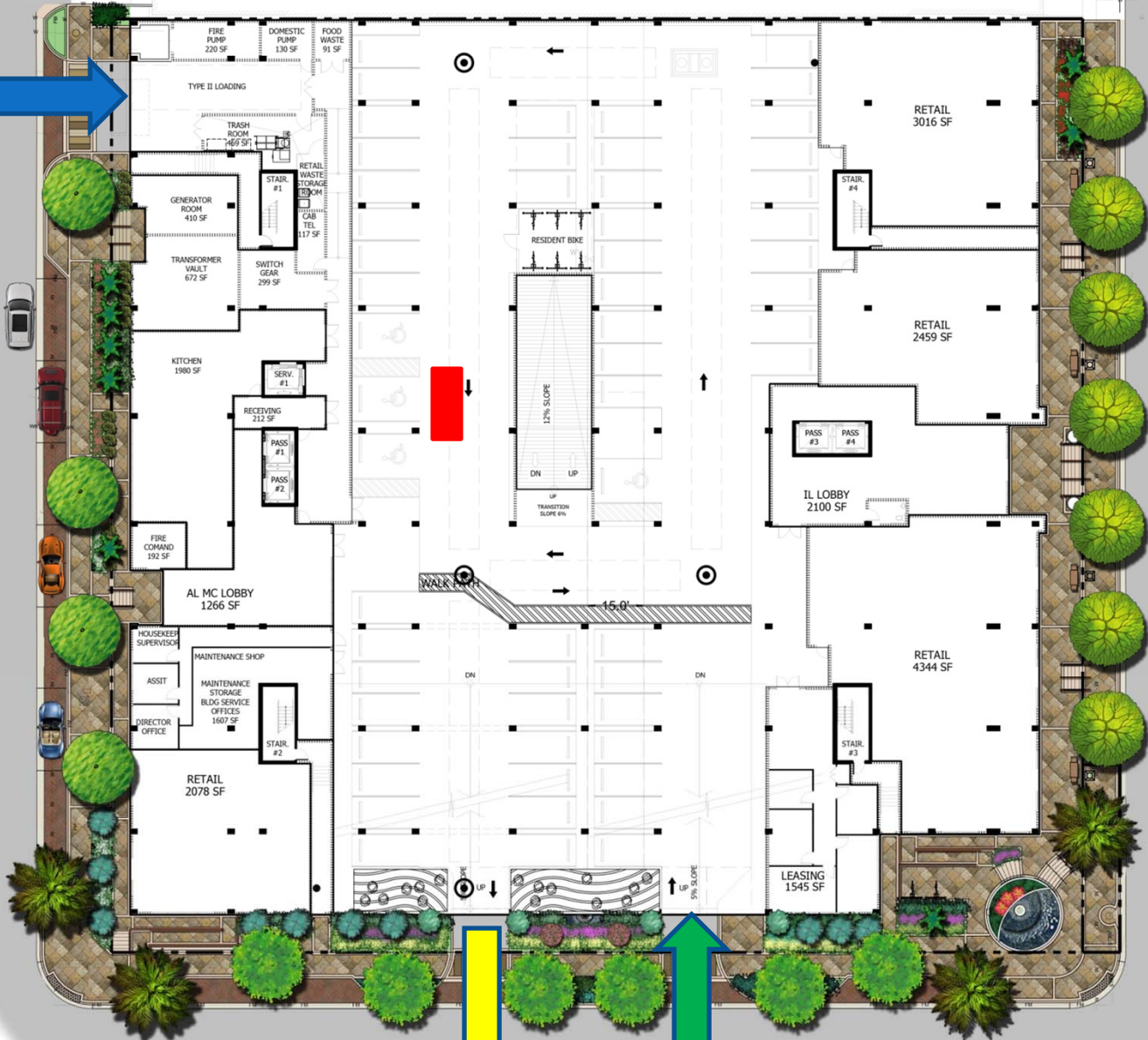


N.E. 5TH STREET

N.E. 3RD AVENUE

N.E. 2ND AVENUE

N.E. 3RD AVENUE



Community Outreach

March 19, 2014 - Present Pineapple House to Flagler Village Civic Association. Unanimous vote of support.

March 19, 2014 - Provide information, Pineapple House presented to Flagler Village Improvement Association. Unanimous vote of support.

April 22, 2014 – Present Pineapple House to DRC/DRT.

April 23, 2014 - Present Pineapple House To North West/ Progresso/Flagler Heights CRA Advisory Board. Unanimous vote of support.

May 2, 2014 - Participate in FVCA Evolution event with Pineapple House renderings

May 8, 2014 - Telephone call to Mr. Eisenberg, President of Sole Condominium Association. Provide Sole Aerials and offer to meet to discuss.

May 30, 2014 - Telephone conversation between Pete Phillips and Mr. Eisenberg, President of Sole Condominium Association.

June 5, 2014 - Meeting with Sole Board of Directors. Including: Mr. Eisenberg, Mr. _ & Mr. Malkus at Sole Condominium.

June 16, 2014 Conference with Camille Hanson from East Village Town Homes

June 27, 2014 Meeting with Sole building residents with counsel Hope Calhoun

August 8, 2014 Meeting with Sole President Bob Eisenberg and counsel Hope Calhoun



**Board of Directors
2013 - 2014**

Dylan Lagi
President

Margi Nothard
Vice President

John Hooper
Treasurer

Yvonne Sanandres
Secretary



FVCA • Established 2005

 /FlaglerVillage  /FlaglerVillage  /+FlaglerVillage  flaglervillage.nextdoor.com

Crush Law *c/o* Courtney Callahan Crush
333 North New River Drive, Suite 2200
Fort Lauderdale, FL 33301

Monday, March 31st, 2014

Dear Courtney,

On behalf of the Flagler Village Civic Association, I want to thank you and the Pineapple Point team for presenting at this past FVCA March 2014 meeting regarding the Pineapple House development planned in our neighborhood of Flagler Village.

As discussed in the meeting, we very much look forward to your group keeping an open line of communication with us as this project progresses. We think that this senior living-based development provides an excellent addition to the overall makeup of the neighborhood.

Also, as a sign of commitment, please consider joining the FVCA as a business member. You can download a 2014 PDF membership form to fill out at <http://bit.ly/fvca-members-app-2014> and mail it along with the payment to the PO Box below.

We look forward to the working relationship being established between Crush Law/Pineapple Point and the Flagler Village Civic Association here in the neighborhood of Flagler Village. Thank you again.

Regards,

Dylan M. Lagi
President, Flagler Village Civic Association



June 17, 2014

Attorney Jason Crush
Crush Law
333 North New River Drive, Suite 2200
Fort Lauderdale, FL 33301

RE: FVIA Endorsement of Pineapple House Project

Dear Attorney Crush:

The Flagler Village Improvement Association (FVIA) has taken the opportunity to review the Pineapple House project which is being proposed for construction within Flagler Village north of NE 5th Street. The FVIA has considered the use of a senior assisted living facility and find it to be uniquely suited as part of the future of Flagler Village and therefore unanimously endorse this project.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ellis".

Flagler Village Improvement Association Board of Directors

Jim Ellis
Alan Hooper
Ron Feldman
Doug McCraw
Mark Mattern

