



SUSTAINABLE DEVELOPMENT – URBAN DESIGN & PLANNING

CITY COMMISSION (CC) - GENERAL APPLICATION

Rev: 1 | Revision Date: 2/24/2017 | Print Date: 2/24/2017
I.D. Number: PREID - AR

CITY COMMISSION (CC) General Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet, Required Documentation & Mail Notice Requirements
Page 2: Sign Notification Requirements & Affidavit

DEADLINE: City Commission submittal deadlines are set by the City Clerk and vary by type of application. Contact project planner to determine deadline prior to submittal of complete 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.

<input type="checkbox"/> Innovative Development (ID)	\$ 2,640.00
<input type="checkbox"/> Site Plan Level IV	\$ 950.00
<input type="checkbox"/> Site Plan Level II in DRAC/SRAC-SA (Downtown Regional Activity Center / South Regional Activity Center-South Andrews)	\$ 1,920.00
<input type="checkbox"/> Plat / Plat Note Amendment	\$ 540.00 (includes \$90 Final-DRC Fee)
<input checked="" type="checkbox"/> Easement Vacation	\$ 560.00 (includes \$90 Final-DRC Fee)
<input type="checkbox"/> ROW Vacation	\$ 830.00 (includes \$100 Final-DRC Fee)
<input type="checkbox"/> Rezoning (In addition to above site plan fee)	\$ 910.00 (includes \$110 Final-DRC Fee)
<input type="checkbox"/> Appeal and/or DeNovo Hearing	\$ 1,180.00
<input type="checkbox"/> Site Plan Deferral	\$ 490.00
<input type="checkbox"/> City Commission Request for Review	\$ 800.00
<input type="checkbox"/> City Commission General Review	\$ 89.00 / Hr.*

*The above fee is calculated at a rate of \$89.00 per hour. Generally these applications take no more than 3 hours total to review (\$267.00), however any additional time required by staff will be charged prior to the City Commission meeting.

Page 1: City Commission Submittal Requirements

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: To be filled out by Applicant

Property Owner's Name	FV Development, LLC	
Applicant / Agent's Name	HTG Village View, LLC	
Development / Project Name	Village View	
Development / Project Address	Existing: 640 North Andrews	New: 640 North Andrews
Current Land Use Designation	DRAC	
Proposed Land Use Designation	DRAC	
Current Zoning Designation	RAC-UV	
Proposed Zoning Designation	RAC-UV	
Specific Request	Easement Vacation (see attached narrative)	

The following number of Plans:

- One (1) original signed-off set, signed and sealed at 24" x 36"
- Two (2) copy sets at 11" x 17"
- One (1) electronic version* of complete application and plans in PDF format to include only the following:
 - Cover page
 - Survey
 - Site plan with data table
 - Ground floor plan
 - Parking garage plan
 - Typical floor plan for multi-level structure
 - Roof plan
 - Building elevations
 - Landscape plan
 - Project renderings i.e. context plan, street-level perspectives, oblique perspectives, shadow study, etc.
 - Important details i.e. wall, fence, lighting, etc.

*All electronic files provided should include the name followed by case number "Cover Page Case no.pdf"

MAIL NOTIFICATION

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

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

Prepared by: Andrew J. Schein, Esq.
Applicant: FV Development, LLC
Project Name: Village View
Request: Vacation of Access Easement Pursuant to ORB 28950, Page 1617 of the Public Records of Broward County

July 17, 2019

I. General Description of Request.

FV Development, LLC (“Applicant”) is proposing to develop a multifamily affordable housing development (“Project”) on the property generally located at 640 North Andrews Avenue (the “Property”). In order to construct the Project, the Applicant needs to vacate an existing access easement, recorded in Official Records Book 28950, Page 1617 of the public records of Broward County (“Easement”). The Easement was required pursuant to Ordinance No. C-97-15, which vacated the alley adjacent to the Easement area. The Easement is no longer necessary for public purposes.

II. ULDR 47-24.7.A.4 – Criteria for vacation of easement.

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

RESPONSE: The Easement area is not currently used for public purposes. The alley that previously bisected the property was vacated and is not used for public purposes. The Easement is on a portion of the Property that Applicant is proposing to construct a building over. The Project includes a private drive running east-west to facilitate pedestrian and vehicular access between NE 1st Avenue to Andrews Avenue. If required, the Applicant will grant a governmental/emergency ingress/egress easement over the private drive.

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

RESPONSE: There are no known utilities located within the Easement area. If utilities are found within the easement area, the utilities will be abandoned or relocated at the Applicant/developer’s expense.

Applicant: FV Development, LLC
Project: Village View
Location: 640 N. Andrews Avenue
Author: Andrew Schein, Esq.

ADEQUACY REQUIREMENTS
NARRATIVE

Sec. 47-25.2. Adequacy requirements.

A. *Applicability.* The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

B. *Communications network.* Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Response: N/A, this application is for an easement vacation. Applicant's design of the site plan (Case No. R18010) is a maximum of seven (7) stories in height and will not interfere with the City's communication network.

C. *Drainage facilities.* Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Response: Application will be made to Broward County Environmental Protection and Growth Management and the Applicant will satisfy all current criteria for surface water requirements and obtain all local and state licenses.

D. *Environmentally sensitive lands.*

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and well field protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.
- b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
- c. Broward County Ordinance No. 84-60.

2. The Developer must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Response: There are no environmentally sensitive lands on this site.

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

Response: Watermains and fire hydrants exist adjacent to the site. See sheet C-07 for details.

F. Parks and open space. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

Response: Applicant will pay the required park impact fees for the residential units prior to issuance of building permit.

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

Response: N/A, this application is for an easement vacation. Applicant's design of the site plan (Case No. R18010) incorporates CPTED principles to minimize risk to public safety and assure adequate police protection.

H. Potable water.

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.

c. Where the county is the projected service provider, a similar written assurance will be required.

Response: Watermains exist adjacent to the site. Applicant has provided a letter from Public Works with this submission confirming adequate capacity.

I. *Sanitary sewer.*

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.

3. Where the county is the projected service provider, a written assurance will be required.

4. Where septic tanks will be utilized, the Developer shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

Response: Sewer mains exist adjacent to the site. Applicant has provided the capacity letter from Public Works and is working with the Public Works department to determine the required upgrades to service the site.

J. *Schools.* For all residential plats, the Developer shall contribute to school facilities in accordance with the Broward County Land Development Code and shall provide documentation to the city that such contribution has been satisfied.

Response: Applicant has included a preliminary School Capacity Availability Determination with this submission. The project is not anticipated to generate any students, as the project is a senior affordable housing development.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the Developer in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. *Solid waste facilities.* Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Response: Applicant will be contracting with a private solid waste hauler. Dumpsters and/or compactors will be provided on site in the garage for use by the residents occupying the building.

L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater

facilities and systems in accordance with the Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Response: Stormwater will be retained on site in accordance with the state and local regulations.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. *Regional transportation network.* The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the Developer when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An Developer may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the Developer when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An Developer may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

4. *Traffic impact studies.*

a. When the proposed development may generate over one thousand (1,000) daily trips; or

b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the Developer shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in traffic ways impact analysis which shall:

i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

- ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed traffic ways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local traffic ways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
- iv. A further detailed analysis and any other information that the review committee considers relevant.
- v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the Developer.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

Response: Applicant has included a traffic impact statement with this submission.

5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

Response: To the extent any additional right-of-way is needed, Applicant will dedicate same by deed or easement.

6. *Pedestrian facilities.* Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Response: N/A, this application is for an easement vacation. Applicant's design of the site plan (Case No. R18010) provides sidewalks along all street frontages.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the traffic ways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Response: Acknowledged.

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

Response: Acknowledged.

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

Response: N/A, this application is for an easement vacation. Applicant's design of the site plan (Case No. R18010) provides street trees along all street frontages in accordance with the City's requirements.

N. Wastewater.

1. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Response: Applicant has provided the capacity letter from Public Works and is working with the Public Works department to determine the required upgrades to service the site.

O. Trash management requirements. A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

Response: N/A, this application is for easement vacations. The site plan application (Case No. R18010) does not include non-residential uses.

P. *Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the Developer shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

Response: The property has not been identified on any archaeological or historical designation maps.

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

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



Dyke Tittle
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

T: 954-577-5602
dt5431@att.com

March 20th 2019

Alyssia Deutsch
Thomas Engineering Group
6300 NW 31st Ave
Fort Lauderdale, Florida 33309

Subject: No Objection Letter for vacation of Utility Easement and Alley Easement, City of Fort Lauderdale, 640 N Andrews Ave

Dear Ms. Deutsch:

ATT does not object to your request for an easement vacation of the easement running through the subject property and further described in sketch on page 2. Applicants property is 640 N Andrews Ave and legally described as PROGRESSO 2-18 D LOT 11 thru 16, 34 thru 39 BLK 319 together with 7.5' of vacated alley per ORD 42548/1752.

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



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

Wednesday, April 17, 2019

Kristin DiPierro, P.E.
Project Manager
THOMAS ENGINEERING GROUP
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

RE: **Letter of No Objection / Easement Vacation**
Village View
640 N Andrews, Fort Lauderdale, FL
Comcast muid_XXXX_B

Dear Ms. DiPierro, P.E.

Please Be Advised, ...in reference to requested easement vacation at the above referenced property location.

Comcast has *no objection* to this requested action

The existing Comcast facilities have been relocated

Should you have any further question, please feel free to call me at 1-754-221-1254 or e-mail at Leonard_Maxwell-Newbold@cable.comcast.com

Sincerely,

Leonard Maxwell-Newbold
Regional Permit Manager
Comcast / Southern Division (RDC)
4/17/2019 8:38:52 AM

cc: **Thomas Engineering Group. Draw**
Don Batura / Comcast
File



December 4, 2018

Alyssia Deutsch
6300 NW 31st Ave
Fort Lauderdale, FL 33309

RE: Easement Vacation at 640 N Andrews Ave

Dear Alyssia,

The following information is provided in response to your inquiry concerning existing electric facilities on the above referenced property

FPL will remove our existing facilities and vacate the existing easement at this location at the customer's expense. Prior to this being done, provisions must be made, new easements secured, and facilities constructed to service any existing FPL customers that may be affected by your request.

At the time you wish to proceed, an engineering deposit will be required in the amount of \$1,800.00; this amount will be applied to the cost of this job when it moves forward. Should you choose not to complete the work; the deposit will be forfeited to cover costs incurred by FPL in preparing the job.

Please contact me at (954) 717-2057 should you have any questions or concerns.

Regards,

Troy Lewis

Troy Lewis
Associate Engineer

July 3, 2019

Kristin DiPierro
Thomas Engineering
6300 NW 31st Avenue,
Fort Lauderdale, Florida 33309

Subject: **Vacation of Alley Easement
640 North Andrews – DRC Case No. E18022**

Dear Ms. DiPierro,

This letter is in response to your request of a letter of No Objection regarding the proposed vacation of the 25-ft alley easement pursuant with City of Fort Lauderdale Ordinance No. C-97-15 recorded in Official Records Book 26690, Page 282 of the public records of Broward County, Florida. The alley easement to be vacated is described as Lot 15, Block, Block 319, Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Miami-Dade County, Florida and a portion of Lot 16, Block 319, Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Miami-Dade County, Florida.

Based on review of the documents provided and our assessment of City of Fort Lauderdale records, we have determined that there are no existing or planned facilities within the subject alley easement. Therefore, the Public Works Department has no objection to the vacation of the subject easement. Should you have any questions or require any additional information, please contact me at (954) 828-6126.

Sincerely,



Thomas Lawrence, P.E.
Project Manager II

Enclosures: Water and Wastewater Capacity Analysis

cc: Joe Kenney, P.E., Assistant Public Works Director
Talal Abi-Karam, P.E., Assistant Public Works Director
Omar Castellon, P.E., Chief Engineer
Dennis Girisgen, P.E., City Engineer
File: Water and Sewer Capacity Letters



7/2/2019

To: Kristin DiPierro, P.E.
Thomas Engineering Group
6300 NW 31st Ave.
Ft. Lauderdale, FL 33309

RE: **Vacation of Easement:**
640 N. Andrews Ave.
Ft. Lauderdale, FL 33311

From: TECO Peoples Gas

To whom it may concern:

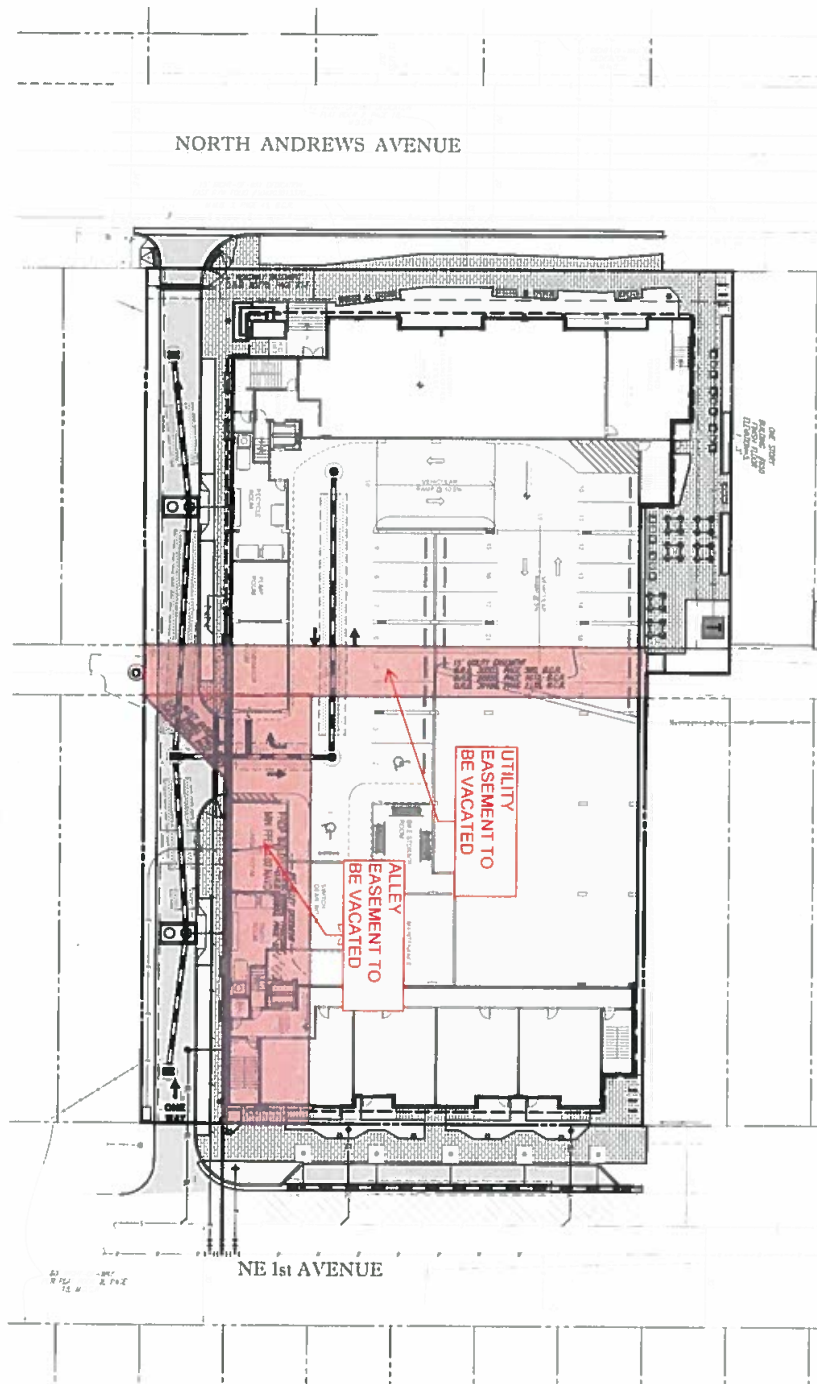
Thank you for contacting TECO Peoples Gas Company regarding the vacation of easement at the above referenced location. After reviewing the documents provided, TECO-PGS has NO objection to this vacate.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Joan Domning".

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



PROJECT:

VILLAGE VIEW

North Andrew Avenue,
North of NE 6th Street
Fort Lauderdale Florida 33304

OWNER:

**HTG
Housing Trust Group**

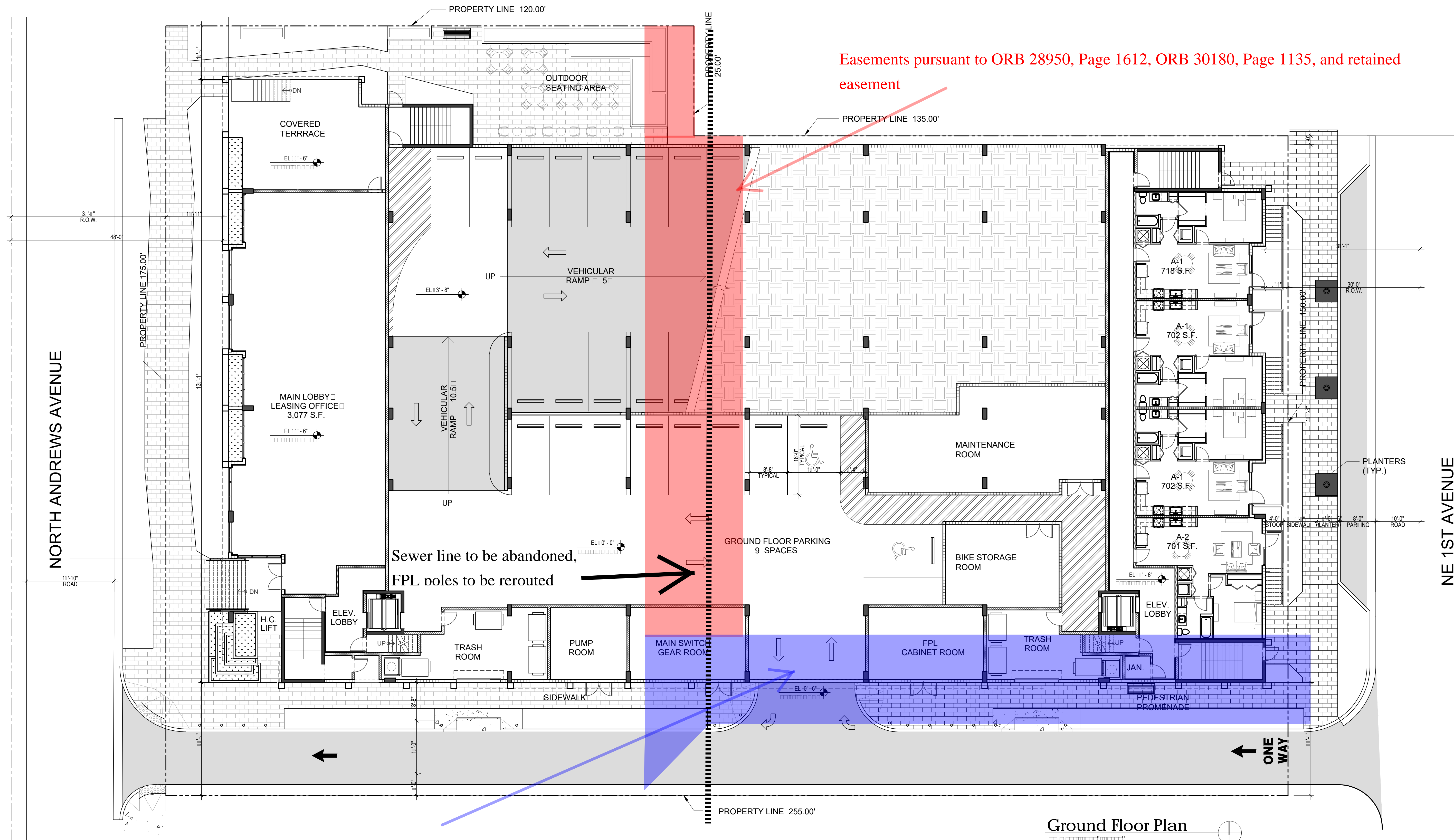
3225 Aviation Ave. Ste 602
Miami, FL 33133

PHASE:

Preliminary Design

PERMIT No.:

GROUND FLOOR PLAN



Easement pursuant to ORB 28950, Page 1617

Ground Floor Plan

UNIT MIX			
LEVEL	1 BED	2 BED	TOTAL
Ground	4	0	4
2nd	9	0	9
3rd	11	7	18
4th	11	9	20
5th	11	9	20
6th	14	7	21
7th	8	0	8
TOTAL	68	32	100

VILLAGE VIEW AREA MATRIX (11/09/2018)						
FLOOR	LEASING OFFICE/ AMENITY	COMMON AREAS	BOH AREA	RESIDENTIAL AREA	PARKING	TOTAL AREA
GROUND FLOOR	3,077	2,851	4,000	2,816	7,813	20,557
2ND LEVEL PARKING					20,004	20,004
SECOND FLOOR		2,811		6,340	18,019	27,170
THIRD FLOOR	2,015	3,694		15,315		21,024
FOURTH FLOOR		3,674		17,335		21,009
FIFTH FLOOR		3,674		17,335		21,009
SIXTH FLOOR		3,674		17,335		21,009
SEVENTH FLOOR		1,418		5,770		7,188
TOTAL	5,092	21,796	4,000	82,246	45,836	158,970

NO OPEN POOL DECK OR BALCONIES INCLUDED

SITE DATA		
FUTURE LAND USE DESIGNATION:	DOWNTOWN REGIONAL ACTIVITY CENTER	
ZONING DISTRICT:	RAC-UV	
CHARACTER AREA:	URBAN NEIGHBORHOOD	
LOT AREA:	41,250 S.F. (0.9470 ACRES)	
RESIDENTIAL UNITS:	100	
HEIGHT:	ALLOWED	PROPOSED
DOWNTOWN MASTER PLAN	12 STORIES	7 STORIES
SETBACKS:	REQUIRED	PROPOSED
FRONT:	44'-0"	48'-0"
(North Andrews Ave)	From CL	From CL
FRONT:	35'-0"	35'-1"
(N.E. 1ST Ave)	From CL	From CL
SIDE:	0'-0"	SEE PLANS
MAX. LOT COVERAGE:	90%	71%
OPEN SPACE:	15,000 S.F.	19,058 S.F.
At least 40% of required at Ground Floor	6,000 S.F.	11,837 S.F.

LEGAL DESCRIPTION:

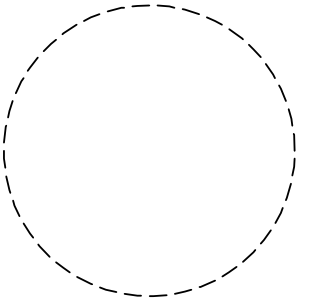
PARCEL 1:
LOTS 11, 12, 13, 14, 15 AND 16, BLOCK 319, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND LOTS 35, 36, 37, 38 AND 39, LESS THE WEST 15.00 FEET THEREOF, BLOCK 319, "SUPPLEMENTAL PLAT OF BLOCK 319, TOWN OF PROGRESSO, DADE CO., FLA.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
TOGETHER WITH THE EAST 7.5 FEET AT THAT VACATED ALLEY LYING WEST OF AND ABUTTING LOTS 11, 12, 13, AND 14 AND THE WEST 7.5 FEET OF THAT VACATED ALLEY LYING EAST OF AND ABUTTING LOTS 35, 36, 37, 38 AND 39, PURSUANT TO CITY OF FORT LAUDERDALE ORDINANCE NO. C-97-15 RECORDED IN OFFICIAL BOOK 76690, PAGE 78, AS AFFECTED BY CERTIFICATE RECORDED IN OFFICIAL RECORDS BOOK 30503, PAGE 560, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
AS TO TOGETHER WITH THE EAST 7.5 FEET OF THAT VACATED ALLEY LYING WEST OF AND ABUTTING LOTS 15 AND 16, PURSUANT TO CITY OF FORT LAUDERDALE ORDINANCE NO. C-06-17 RECORDED IN OFFICIAL RECORD BOOK 42548, PAGE 1752, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

REVISIONS		
Re-ision	Re-ision Description	Date

SEAL:



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DATE: 08/03/2018
JOB No.: 2016-56
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:

A-1.01