

PMG Asset Services, LLC

August 27, 2015

Eric Engmann
Planner II
Urban Design & Planning Division
City of Fort Lauderdale

Re: Narrative for Quantum at Flagler Village- ROW Vacation (V15001)

Dear Eric,

We are pleased to represent Flagler Village Land Trust, and we respectfully submit, on their behalf, this application for a Right of Way Vacation to the city commission, which DRC has already approved. We are proud to have the opportunity to provide the city of Fort Lauderdale with a project that not only provides apartments, and retail, but adds a business-class hotel with a major national chain.

Quantum at Flagler Village will consist of 328 residential units, 137 hotel rooms and 22,088 square feet of retail. The project fronts Federal Highway, a boulevard of high importance, for which planning standards recommend much higher density and volume. However, the current location of N.E. 5th terrace, prevents the redevelopment of the narrow strip between it and Federal Highway, discouraging the revitalization of this part of the city.

We are requesting that N.E. 5th Terrace be vacated. We will then relocate the street to the west, allowing for a 9 story hotel to be built along federal Highway. The new street will use traffic calming devices in order to encourage pedestrian traffic. The new 5th Terrace will have vehicular and pedestrian easements, and the retail spaces along Federal Highway will also have storefronts along the relocated 5th Terrace.

Should there be any questions regarding either of these applications, or any other matter, please do not hesitate to call me (954) 392-8788.

Sincerely,



Jorge S. Cepero
Director of Land Entitlements

PMG Asset Services, LLC

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Eric Engmann
Planner II
Urban Design & Planning Division
City of Fort Lauderdale

Re: Quantum at Flagler Village- ROW Vacation (V15001)

Dear Eric,

We are pleased to represent Flagler Village Land Trust, and we respectfully submit, on their behalf, this revised response to Engineering Comment # 3. (b). Below is ULDR Sec. 47-24.6A.4, and our response to each criteria.

ULDR Sec. 47-24.6A.4-

Criteria. An application for a vacation of a right-of-way or other public place shall be reviewed in accordance with the following criteria:

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

Response: This ROW was created through the Progresso plat, which dates back to 1912. This plat splits the area into equal-sized blocks, and it does not take into account Federal Highway, which was created decades later (in part) by absorbing the majority of each block to the east of 5th Terrace. This puts Federal highway and 5th Terrace much closer together than any other street or avenue in the area. This proximity to Federal Highway renders 5th Terrace unnecessary to pass-through traffic.

The applicant seeks to bring a neighborhood feel to the street. Since 5th Terrace is no longer practical as a pass-through road, it only needs to serve as an access driveway for the properties bordering it.

5th Terrace will be relocated to the west, and a vehicular and pedestrian easement provided over the new road.

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

Response: Federal Highway is the principal arterial roadway, which relieves 5th Terrace of that load. Furthermore, 5th Terrace ends one block to the north, and is blocked by a median one block to the south, so most traffic already uses other roadways.

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

Response: The relocated 5th Terrace will continue to be open to traffic, so there will be no dead ends requiring turn-around areas.

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

Response: There currently are no sidewalks or any inducement to pedestrian activity. The applicant will provide apple sidewalks, and encourage pedestrian activity.

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.

Response: All existing utilities will be relocated, with utility owner consent.

Should there be any questions regarding either of these applications, or any other matter, please do not hesitate to call me (954) 392-8788.

Sincerely,



Jorge S. Cepero
Director of Land Entitlements