



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 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	PLN-VAC-19100002
Date of complete submittal	

NOTE: To be filled out by Applicant

NOTE: To be filled out by Applicant	
Property Owner's Name	If a signed agent letter is provided, no signature is required on the application by the owner.
Applicant / Agent's Name	
Development / Project Name	
Development / Project Address	<u>Existing:</u> <u>New:</u>
Current Land Use Designation	
Proposed Land Use Designation	
Current Zoning Designation	
Proposed Zoning Designation	
GdYVZWF YeI Ygh	Vacation of the existing 15' alley block 7. North Lauderdale Amended, according to the plat

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.

March 3, 2020

DRC – Right-of-Way Vacation Narrative
Alley Vacation
FES# 19-1493.00
DRC case# PLN-VAC-19100002

The applicant is requesting the vacation of a portion of the existing alley. Specifically, that portion adjacent to lots 1 through 26, block 7 and adjacent to lots 27 through 34, block 7 & lots 43 through 52, block 7. North Lauderdale Amended, according to the plat thereof. As recorded in plat book 1, page 182, of the public records of Miami-Dade County, Florida. Said lands situate lying and being in The City of Fort Lauderdale, Broward County, Florida. Containing 8,002 sf more or less.

Sec. 47-24.6 – Vacation of rights-of-way

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: The right of way will no longer be needed for public access.
- b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and
RESPONSE: Alternate route is provided by existing Andrews Avenue right of way on the east and NW 1st Avenue on the west.
- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and
RESPONSE: This vacation will not impose any adverse effects to the current flow of traffic in the area.
- d. The closure of a right-of-way shall not adversely impact pedestrian traffic; and
RESPONSE: Currently no pedestrian facilities are present within the alley. Significant pedestrian improvement are proposed both surrounding and within the project area.
- 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: No objection letters are provided from all public and private utility providers. As is customary, if required, the applicant will relocate any facilities and dedicate any applicable easements at their expense.

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: The proposed ROW vacation does 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 (2½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: The project will comply with all applicable storm water requirements and provide for drainage facility improvements both on site and off site within the City right of ways as applicable.

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 wellfield 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 applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: The proposed alley vacation does not impact environmentally sensitive lands. The property is currently developed.

- 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: Fire protection apparatus and access will be maintained.

- F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. 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: Park impact fees will be satisfied with the proposed development at time of permit. The estimated Park impact fee total for FAT Village East and West is \$993,050.00

- 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: The project will provide improvements consistent with CPTED.

- 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.

RESPONSE: The Public Works department has provided a letter indicating the facilities are adequate for service. The applicant has proposed upgrades to the

City system with the proposed development plan. The applicant is also subject to water and sewer capital expansion fees at time of permit. Capital expansion fees estimated for FAT Village East and West combined are \$2,409,261.00

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: A letter of adequacy from the City of Fort Lauderdale public works department is provided.

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 applicant 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: The Public Works department has provided a letter indicating the facilities are adequate for service. The applicant has proposed upgrades to the City system with the proposed development plan. The applicant is also subject to water and sewer capital expansion fees at time of permit. Capital expansion fees estimated for FAT Village East and West combined are \$2,409,261.00

- J. Schools.** For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-

38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

RESPONSE: The applicant will provide the the proper mitigation to schools as applicable.

K. *Solid waste.*

1. Adequate solid waste collection facilities and service shall be obtained by the applicant 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: Solid waste and recycling will be provided by licensed contractor as applicable.

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: No stormwater facilities are currently present within the alley to be vacated. All applicable stormwater permits will be obtained with the redevelopment of the site.

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 applicant 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 applicant 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.

RESPONSE: The proposed alley vacation will provide no adverse impact to the regional transportation network.

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 applicant 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 applicant 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.

RESPONSE: The access will be improved and maintained by the applicant in accordance with all agreements.

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 ($\frac{1}{2}$) 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 ($\frac{1}{2}$) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways 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 trafficways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, 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 applicant.
- 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: Traffic impact study is provided an in review. The applicat will comply with any mitigation if determined applicable.

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: A 15' access easement will be provided to maintain continuous public access over the vacated alley.

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: Minimal pedestrian facilities are provided within the service alley access area.

7. *Primary arterial street frontage.* Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways 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: No driveway access points are proposed along the Primary Street frontage for this project.

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: Signage and pavement marking improvements will be provided as applicable with all current requirements.

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: Street trees are being provided to meet the Downtown Master Plan Guidelines as applicable.

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: The Public Works department has provided a letter indicating the facilities are adequate for service. The applicant has proposed upgrades to the City system with the proposed development plan. The applicant is also subject to water and sewer capital expansion fees at time of permit. Capital expansion fees estimated for FAT Village East and West combined are \$2,409,261.00

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

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 applicant 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 site is currently developed and has not been identified as having any archaeological or historical significance.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant 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: Not applicable. The easement is located west (inland) of the Intracoastal Waterway.

Respectfully,



Damon Ricks
Flynn Engineering Services, P.A.

February 27, 2020

FAT VILLAGE PROPERTIES LLC
421 N Andrews Ave
Fort Lauderdale, FL 33301

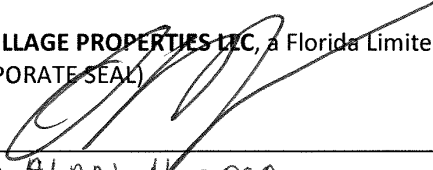
To Whom It May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the property located at:

545 N ANDREWS AVE, FORT LAUDERDALE, FL 33301 (FOLIO # 5042 0302 1130)
535 N ANDREWS AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1150)
N ANDREWS AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1160)
N ANDREWS AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1170)
511-515 N ANDREWS AVE #1-2, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1180)
510 NW 1ST AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1220)
512 NW 1ST AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1230)
528 NW 1ST AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1260)
530 NW 1ST AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1270)
548 NW 1ST AVE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1290)
10 NW 6TH ST, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1300)
516 NW 1 AVENUE, FORT LAUDERDALE FL 33301 (FOLIO # 5042 0302 1240)


Sincerely,

FAT VILLAGE PROPERTIES LLC, a Florida Limited Liability Company
(CORPORATE SEAL)

By: 
Name: ALAN HOOPER
Title: MANAGER

Signed, sealed and delivered in the presence of:

WITNESSES:



Signature
Chris Bellissimo

Print Name



Signature
Sonia Santra

Print Name

STATE OF Florida :
COUNTY OF Broward :

The foregoing instrument was acknowledged before me this 28th day of February
2019, by Alan C. Hooper the manager of **FAT VILLAGE PROPERTIES**
LLC, a Florida Limited Liability Company



[Signature]
Notary Public, State of Florida
(Signature of Notary Public)

magali Salazar ✓

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

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

August 5, 2019

FLAGLER 500 LLC
521 NW 1ST AVE
Fort Lauderdale FL 33301

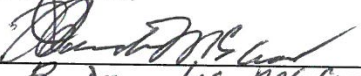
To Whom It May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the properties located at:

500-508 NW 1ST AVE, FORT LAUDERDALE FL 33311 (FOLIO # 5042 0302 1210)


Sincerely,

FLAGLER 500 LLC, a Florida Limited Liability Company
(CORPORATE SEAL)


By: 
Name: Douglas McCraw
Title: Managing Member

Signed, sealed and delivered in the presence of:

WITNESSES:


Signature

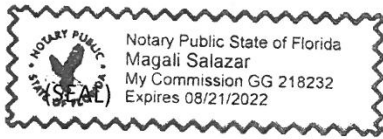
Adam Peterson
Print Name

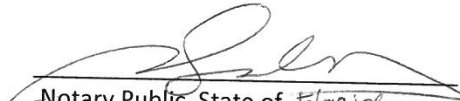

Signature

Sonia Santiago
Print Name

STATE OF Florida :
COUNTY OF Broward :

The foregoing instrument was acknowledged before me this 6th day of August, 2019, by Douglas McCraw the Managing Member of **FLAGLER 500 LLC**, a Florida Limited Liability Company




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

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

MAGALI SALAZAR

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

August 5, 2019

FLAGLER 501, L.L.C.
521 NW 1st Ave
Fort Lauderdale FL 33301


To Whom It May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the properties located at:

521 NW 1ST AVE, FORT LAUDERDALE FL 33311 (FOLIO # 5042 0302 1190)
501 NW 1ST AVE, FORT LAUDERDALE FL 33311 (FOLIO # 5042 0302 1200)

Sincerely,

FLAGLER 501, L.L.C., a Florida Limited Liability Company
(CORPORATE SEAL)

By: 
Name: Douglas McCraw
Title: Managing Member

Signed, sealed and delivered in the presence of:

WITNESSES:



Signature

Adam Petersen

Print Name



Signature

Sonia Santiago


Print Name

STATE OF Florida :
COUNTY OF Broward :

The foregoing instrument was acknowledged before me this 6th day of August, 2019, by Douglas McCraw the Managing Member of **FLAGLER 501, L.L.C.**, a Florida Limited Liability Company



(SEAL)



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

MAGALI SALAZAR

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

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



Site Address	516 NW 1 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 03 02 1240
Property Owner	FAT VILLAGE PROPERTIES LLC	Millage	0312
Mailing Address	421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	48

Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOTS 31,32 BLK 7
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The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$153,000	\$199,140	\$352,140	\$352,140	
2019	\$153,000	\$199,140	\$352,140	\$352,140	\$6,622.42
2018	\$153,000	\$198,520	\$351,520	\$351,520	\$6,443.68

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$352,140	\$352,140	\$352,140	\$352,140
Portability	0	0	0	0
Assessed/SOH	\$352,140	\$352,140	\$352,140	\$352,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$352,140	\$352,140	\$352,140	\$352,140

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/7/2020	SWD	\$5,500,000	116337724	\$12.00	12,750	SF
11/10/2006	QC*	\$100	43128 / 1339			
8/7/2000	QC*		31773 / 884			
			5242 / 523			
				Adj. Bldg. S.F. (Card, Sketch)		880
				Eff./Act. Year Built: 1960/1949		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
880								



Site Address	10 NW 6 STREET, FORT LAUDERDALE FL 33311	ID #	5042 03 02 1300
Property Owner	FAT VILLAGE PROPERTIES LLC	Millage	0312
Mailing Address	421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	00
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D ALL LOTS 49 TO 52 LESS W 50 & LESS ST R/W BLK 7		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$323,750		\$323,750	\$284,900	
2018	\$259,000		\$259,000	\$259,000	\$4,702.01
2017	\$226,630		\$226,630	\$213,670	\$4,032.35

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$323,750	\$323,750	\$323,750	\$323,750
Portability	0	0	0	0
Assessed/SOH	\$284,900	\$323,750	\$284,900	\$284,900
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$284,900	\$323,750	\$284,900	\$284,900

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/29/2017	SW*-D	\$2,971,100	114895850	\$50.00	6,475	SF
10/5/2015	WD*-E	\$3,000,000	113276985			
6/1/2005	WD	\$700,000	39795 / 1783			
8/15/2000	WD	\$190,000	30783 / 762			
5/14/1999	SWD	\$106,300	29535 / 1974			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	500-508 NW 1 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 03 02 1210
Property Owner	FLAGLER 500 L L C	Millage	0312
Mailing Address	521 NW 1 AVE FORT LAUDERDALE FL 33301-3203	Use	48
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOT 27,28 BLK 7		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$153,000	\$696,090	\$849,090	\$842,830	
2018	\$153,000	\$641,790	\$794,790	\$766,210	\$14,704.15
2017	\$153,000	\$567,250	\$720,250	\$696,560	\$13,635.07

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$849,090	\$849,090	\$849,090	\$849,090
Portability	0	0	0	0
Assessed/SOH	\$842,830	\$849,090	\$842,830	\$842,830
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$842,830	\$849,090	\$842,830	\$842,830

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/18/1999	WD	\$250,000	29250 / 1567	\$12.00	12,750	SF
12/9/1994	WD	\$50,000	22928 / 334			
12/1/1969	WD	\$29,600	1641 / 361			
				Adj. Bldg. S.F. (Card, Sketch)		10726
				Eff./Act. Year Built: 1960/1948		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
10726								



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

2019 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



Site Address	510 NW 1 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 03 02 1220
Property Owner	FAT VILLAGE PROPERTIES LLC	Millage	0312
Mailing Address	421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	48
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOT 29 BLK 7		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$76,500	\$319,630	\$396,130	\$396,130	
2018	\$76,500	\$245,350	\$321,850	\$321,850	\$6,149.03
2017	\$76,500	\$214,930	\$291,430	\$279,870	\$5,552.26

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$396,130	\$396,130	\$396,130	\$396,130
Portability	0	0	0	0
Assessed/SOH	\$396,130	\$396,130	\$396,130	\$396,130
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$396,130	\$396,130	\$396,130	\$396,130

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/18/2018	QC*-T	\$100	115337608	\$12.00	6,375	SF
9/18/2018	WD*-D	\$2,800,000	115337607			
7/11/2018	QC*-T	\$100	115239600			
9/18/2018	PR*-T	\$100	115337606			
3/29/2017	PR*-T		114308009			
				Adj. Bldg. S.F. (Card, Sketch)		5066
				Eff./Act. Year Built: 1956/1955		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
5066								



Site Address	511-515 N ANDREWS AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 03 02 1180
Property Owner	FAT VILLAGE PROPERTIES LLC	Millage	0312
Mailing Address	421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	11
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOT 17 TO 20 BLK 7		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$270,000	\$1,527,600	\$1,797,600	\$1,797,600	
2018	\$270,000	\$1,527,600	\$1,797,600	\$1,797,600	\$34,699.52
2017	\$270,000	\$1,116,330	\$1,386,330	\$1,009,930	\$23,185.20

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,797,600	\$1,797,600	\$1,797,600	\$1,797,600
Portability	0	0	0	0
Assessed/SOH	\$1,797,600	\$1,797,600	\$1,797,600	\$1,797,600
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,797,600	\$1,797,600	\$1,797,600	\$1,797,600

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
4/11/2017	WD-D	\$2,100,000	114339732	\$24.00	11,250	SF
6/2/2001	WD	\$380,000	31681 / 1831			
5/1/1965	WD	\$30,000	9091 / 24			
Adj. Bldg. S.F. (Card, Sketch)					7432	
Eff./Act. Year Built: 1960/1959						

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
7432								



Site Address	512 NW 1 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 03 02 1230
Property Owner	FAT VILLAGE PROPERTIES LLC	Millage	0312
Mailing Address	421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	48
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOT 30 BLK 7		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$76,500	\$319,630	\$396,130	\$396,130	
2018	\$76,500	\$245,350	\$321,850	\$321,850	\$6,149.03
2017	\$76,500	\$214,930	\$291,430	\$279,870	\$5,552.26

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$396,130	\$396,130	\$396,130	\$396,130
Portability	0	0	0	0
Assessed/SOH	\$396,130	\$396,130	\$396,130	\$396,130
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$396,130	\$396,130	\$396,130	\$396,130

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/18/2018	QC*-T	\$100	115337608	\$12.00	6,375	SF
9/18/2018	WD*-D	\$2,800,000	115337607			
7/11/2018	QC*-T	\$100	115239600			
9/18/2018	PR*-T		115337606			
3/27/2017	PR*-T		114308009			
				Adj. Bldg. S.F. (Card, Sketch)		5066
				Eff./Act. Year Built: 1956/1955		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
5066								



Site Address	528 NW 1 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 03 02 1260
Property Owner	FAT VILLAGE PROPERTIES LLC	Millage	0312
Mailing Address	421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	48
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOT 33,34 BLK 7		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$153,000	\$785,560	\$938,560	\$938,560	
2018	\$153,000	\$847,710	\$1,000,710	\$1,000,710	\$18,381.39
2017	\$153,000	\$750,560	\$903,560	\$903,560	\$16,907.53

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$938,560	\$938,560	\$938,560	\$938,560
Portability	0	0	0	0
Assessed/SOH	\$938,560	\$938,560	\$938,560	\$938,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$938,560	\$938,560	\$938,560	\$938,560

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/29/2017	SW*-D	\$2,971,100	114895850	\$12.00	12,750	SF
9/15/2015	SWD-Q	\$900,000	113236586			
9/15/2015	DRR-T		113236584			
12/21/2007	QCD-T	\$100	44948 / 103			
12/1/1977	WD	\$55,000	7460 / 842			
				Adj. Bldg. S.F. (Card, Sketch)		3650
				Eff./Act. Year Built: 1960/1959		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
W								
3650								



Site Address	530 NW 1 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 03 02 1270
Property Owner	FAT VILLAGE PROPERTIES LLC	Millage	0312
Mailing Address	421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	00
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOT 43 TO 48 BLK 7		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$956,250		\$956,250	\$841,500	
2018	\$765,000		\$765,000	\$765,000	\$13,888.20
2017	\$669,380		\$669,380	\$631,120	\$11,910.34

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$956,250	\$956,250	\$956,250	\$956,250
Portability	0	0	0	0
Assessed/SOH	\$841,500	\$956,250	\$841,500	\$841,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$841,500	\$956,250	\$841,500	\$841,500

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/29/2017	SW*-D	\$2,971,100	114895850	\$50.00	19,125	SF
10/5/2015	WD*-E	\$3,000,000	113276985			
11/3/2004	WD	\$855,000	38533 / 271			
2/1/1971	WD	\$31,643	8748 / 388			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

2019 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



Site Address	545 N ANDREWS AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 03 02 1130
Property Owner	FAT VILLAGE PROPERTIES LLC	Millage	0312
Mailing Address	421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	18
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOT 1 THRU 8, LESS ST R/W BLK 7		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$492,360	\$1,986,590	\$2,478,950	\$2,478,950	
2018	\$492,360	\$1,803,250	\$2,295,610	\$2,295,610	\$45,805.66
2017	\$492,360	\$1,658,050	\$2,150,410	\$2,150,410	\$43,859.46

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,478,950	\$2,478,950	\$2,478,950	\$2,478,950
Portability	0	0	0	0
Assessed/SOH	\$2,478,950	\$2,478,950	\$2,478,950	\$2,478,950
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,478,950	\$2,478,950	\$2,478,950	\$2,478,950

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/29/2017	SWD-D	\$2,119,800	114895848	\$24.00	20,515	SF
9/6/2016	SWD-D	\$2,500,000	113920183			
6/2/2014	QCD-T	\$100	112416028			
4/24/2014	CET-T	\$100	112280516			
6/22/2000	WD*	\$500,000	30646 / 819			
				Adj. Bldg. S.F. (Card, Sketch)		12398
				Eff./Act. Year Built: 1969/1966		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
C								
12398								



Site Address	548 NW 1 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 03 02 1290
Property Owner	FAT VILLAGE PROPERTIES LLC	Millage	0312
Mailing Address	421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	00
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D W 50 OF LOTS 49 TO 52 LESS ST R/W BLK 7		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$207,800		\$207,800	\$182,860	
2018	\$166,240		\$166,240	\$166,240	\$3,018.00
2017	\$145,460		\$145,460	\$137,140	\$2,588.11

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$207,800	\$207,800	\$207,800	\$207,800
Portability	0	0	0	0
Assessed/SOH	\$182,860	\$207,800	\$182,860	\$182,860
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$182,860	\$207,800	\$182,860	\$182,860

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/29/2017	SW*-D	\$2,971,100	114895850	\$50.00	4,156	SF
10/5/2015	WD*-E	\$3,000,000	113276985			
1/10/2005	WD	\$225,000	38984 / 1005			
11/1/1988	WD	\$42,000	16004 / 466			
10/1/1968	WD	\$6,500				
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



Site Address	N ANDREWS AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 03 02 1160
Property Owner	FAT VILLAGE PROPERTIES LLC	Millage	0312
Mailing Address	421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	28
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOT 11,12 BLK 7		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$281,250	\$7,490	\$288,740	\$255,730	
2018	\$225,000	\$7,490	\$232,490	\$232,490	\$4,220.76
2017	\$135,000	\$7,490	\$142,490	\$142,490	\$2,632.54

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$288,740	\$288,740	\$288,740	\$288,740
Portability	0	0	0	0
Assessed/SOH	\$255,730	\$288,740	\$255,730	\$255,730
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$255,730	\$288,740	\$255,730	\$255,730

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/10/2017	WD*-D	\$4,200,000	114144290	\$50.00	5,625	SF
4/15/1999	WD*	\$525,000	29388 / 903			
12/1/1970	WD	\$12,403	3583 / 858			
10/1/1966	WD	\$15,000				
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

2019 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

2019 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



December 22, 2019

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

**RE: Proposed 15' Right of Way Vacation for a Portion of Existing Alley between
NW 5th and NW 6th Streets**

Dear Mr. Harrison,

This letter is in response to your request for a no objection letter regarding the proposed 15' Right of Way vacation as described in the documents provided.

Based on review the documents provided and our assessment of City records, it appears there are City sanitary sewer facilities located within the 15' alley. The City of Fort Lauderdale has **No Objection** to the proposed vacation of the 15' Right of Way. However, the vacation is conditioned upon the relocation, removal, or proper abandonment of any facilities found. Any relocation, removal, or abandonment of any existing utilities must be conducted with approved engineering plans, at the developer's expense and the relocated, removed, or abandoned utilities would be required to be inspected and accepted by the Department of Sustainable Development.

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

Sincerely,

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



Dyke Tittle
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

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

August 30th, 2019

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

Subject: No Objection Letter for vacation of Utility 15' Easement, City of Fort Lauderdale, between NW 5th Street and NW 6th Street, and also between Andrews Avd and NW 1ST Ave

Dear Mr. Harrison:

ATT does not object to your request for a easement vacation of the western 15' of the easement abutting the property described on page 2. Applicants property is bordered north and south between NW 5th Street and NW 6th Street, and also bordered east and west between Andrews Ave and NW 1ST Ave

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



November 21, 2019

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

Re: Right of Way Vacation
Portion of existing alley between NW 5th & 6th St
Fort Lauderdale, FL 33301
FES # 19-1493.00

Dear Nick Harrison,

FPL has no objection to abandoning or vacating the above requested easement.

However, FPL has existing overhead facilities and utility easements at this site. 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 serve any existing FPL customers that may be affected by your request.

FPL will require a complete set of plans prior to construction. These would include the survey of property, site plan, water sewer & drainage, paving, and electrical plans. As the FPL engineering process takes about three to four months, it is imperative that complete plans be provided well in advance of construction.

Please contact me at 954 717 2138 should you have any questions or concerns.

Yours truly,

A handwritten signature in cursive script that reads 'Mateo Tangarife'.

Mateo Tangarife
Engineer II



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

Friday, December 06, 2019

Marc Isaac
Flynn Engineering Services, P.A.
241 Commercial Blvd.
Lauderdale-By-The-Sea, FL 33308

Right of Way Vacation ([Fat Village](#))
Portion of Existing Alley between NW 5th & 6th St Fort Lauderdale FL, 33301
FES #19-1493.00
[Comcast muid_10168_B](#)

Dear Mr. Isaac

Comcast has ***no objection to vacating the above requested alley***
Please Note Comcast has existing overhead facilities in this subject alley that will be forced to be relocated. Moreover, Comcast will request the granting of a public U/E or an easement be granted to Comcast if needed, for this subject relocation effort.

Comcast will require reimbursement from the owner/ Developer, prior to any construction.

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](#))
12/6/2019 1:03:09 PM

Cc: Don Batura / Comcast Area Construction Coordinator
File



Easement & Right-of-Way Vacation Letter

2/20/2020

To: Damon Ricks
Flynn Engineering Services P.A.
241 Commercial Blvd
Lauderdale By The Sea, FL 33308

Subject: 15" alley between NE 6th Street (north) N. Andrews (east), NW 5th St. (south) and NW 1st Ave (west) Ft Lauderdale 33301

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

David Rivera
Gas Design Technician

- (X) 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
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