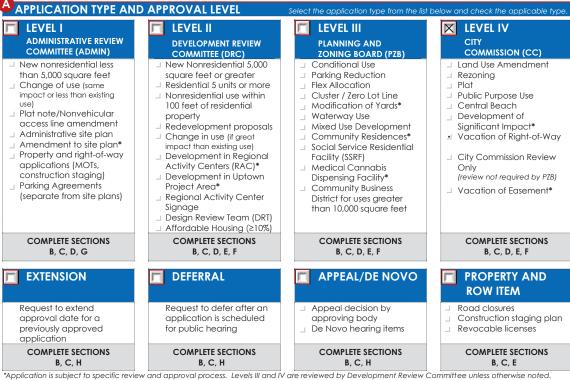
INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.



B APPLICANT INFORM	ATION If applicant is the busines:	operator, complete the agent colum	n and provide property owner authorization.
Applicant/Property Owner	501 NE Holdings LP	Authorized Agent	Andrew J. Schein, Esq. Lochrie & Chakas, P.A.
Address		Address	699 N. Federal Hwy., Suite 400
City, State, Zip		City, State, Zip	Fort Lauderdale, FL 33305
Phone		Phone	954-617-8919
Email		Email	ASchein@lochrielaw.com
Proof of Ownership		Authorization Letter	Letter Attached
Applicant Signature:		Agent Signature:	Andrew Display signed by Andrew Schein o. o.u. Schein Discharder Schein o. o.u. email-ASchein@Lochrielaw.com, G-US- Date: 2023.12.05 16-48-89-0500

PARCEL INFORMATI	ON
Address/General Location	500 NE 3rd Avenue
Folio Number(s)	504203020320, 504203020260, 504203020300, 504203020310
egal Description (Brief)	See survey
City Commission District	2
Civic Association	Flagler Village

<u> </u>							
LAND USE INFORMATION							
Existing Use Office							
Land Use	DRAC						
Zoning	RAC-CC						
Proposed Applications requesting land use amendments and rezonin							
Proposed Land Use							
Proposed Zoning							

<u> </u>											
PROJECT INFORMATION			Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.						te N/A.		
Project Name		500 NE 3rd Alley Vacation									
Project Description (Describe in detail)	Alley Vacation										
Estimated Project Cost	\$ (Estimated total project cost including land costs for all new development applications only)										
Affordable Housing	30% 50% 60% 80% 100% 120% 140%										
Number of Units											

Development Application Form Page 1



DEVELOPMENT APPLICATION FORM

Waterway Use	No	Traffic
Flex Units Request	No	Parkin
Commercial Flex	No	Public
Acreage	NO	1 Oblic
Residential Uses		Non-R
Single Family		
Townhouses		
Multifamily		
Cluster/Zero Lot Line		
Other		
Total (dwelling units)	N/A	Total (
	Studio or 1- 2- 3+	

DEVELOPMENT SERVICES DEPARTMENT

Traffic Study Required	No
Parking Reduction	No
Public Participation	Yes
Non-Residential Uses	
Commercial	
Restaurant	
Office	
Industrial	
Other	
Total (square feet)	N/A

	L STANDARDS Indicate all required and p	proposed standards for the project. Circle yes or no where indicate
	Required Per ULDR	Proposed
Lot Size (Square feet/acres)	N/A (Alley Vacation)	N/A (Alley Vacation)
Lot Density (Units/acres)	N/A (Alley Vacation)	N/A (Alley Vacation)
Lot Width	N/A (Alley Vacation)	N/A (Alley Vacation)
Building Height (Feet)	N/A (Alley Vacation)	N/A (Alley Vacation)
Structure Length	N/A (Alley Vacation)	N/A (Alley Vacation)
Floor Area Ratio (F.A.R)	N/A (Alley Vacation)	N/A (Alley Vacation)
Lot Coverage	N/A (Alley Vacation)	N/A (Alley Vacation)
Open Space	N/A (Alley Vacation)	N/A (Alley Vacation)
Landscape Area	N/A (Alley Vacation)	N/A (Alley Vacation)
Parking Spaces	N/A (Alley Vacation)	N/A (Alley Vacation)
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front []	N/A (Alley Vacation)	N/A (Alley Vacation)
Side []	N/A (Alley Vacation)	N/A (Alley Vacation)
Comer / Side []	N/A (Alley Vacation)	N/A (Alley Vacation)
Rear []	N/A (Alley Vacation)	N/A (Alley Vacation)
For projects in Downtov	vn, Northwest, South Andrews, and Uptown Master Pla	ans to be completed in conjunction with the applicable items abo
Tower Stepback	Required Per ULDR	Proposed Deviation
Front / Primary Street []	N/A (Alley Vacation)	N/A (Alley Vacation)
Sides / Secondary Street []	N/A (Alley Vacation)	N/A (Alley Vacation)
Building Height	N/A (Alley Vacation)	N/A (Alley Vacation)
	N/A (Alley Vacation)	N/A (Alley Vacation)
Streetwall Length	N/A (Alley Vacation)	N/A (Alley Vacation)
Streetwall Length Podium Height	N/A (Alley Vacation) N/A (Alley Vacation)	N/A (Alley Vacation) N/A (Alley Vacation)
Streetwall Length Podium Height Tower Separation Tower Floorplate (square feet)		

AMENDED PROJECT INFORMATION Provide approved and proposed amendments for project. Circle yes or no where indicated proposed Amendment proposed Amendment pescription (Describe in detail) Original Approval Proposed Amendment	G AMENDED PROJECT					
Proposed Amendment Description (Describe in detail) Original Approval Proposed Amendment Residential Uses (dwelling units) Non-Residential Uses (square feet) Lot Size (Square feet/cares) Lot Pensity (Units/acres) Lot Density (Units/acres) Lot Width Building Height (Feet) Structure Length Floor Area Ratio (F.A.R) Lot Coverage Open Space Landscape Area Parking Spaces Tower Stepback Building Height Streetwall Length Podium Height Tower Separation Tower Separation Tower Reorptate (square feet) Residential Unit Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?	AMENDED PROJECT	INFORMATION	Provide approved and p	proposed amendments for project.	Circle yes or no wh	ere indicated
Description (Describe in detail)	Project Name					
Residential Uses (dwelling units) Non-Residential Uses (square feet) Lot Size (Square feet) Lot Width Building Height (Feet) Structure Length Floor Area Ratio (F.A.R) Lot Coverage Open Space Londscape Area Parking Spaces Tower Stepback Building Height Streetwall Length Podium Height Tower Separation Tower Residential Uses (square feet) Residential Units Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?						
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Parking Spaces Tower Stepback Building Height Streetwall Length Podium Height Tower Separation Tower Floorplate (square feet) Residential Unit Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?	Open Space					
Tower Stepback Building Height Streetwall Length Podium Height Tower Separation Tower Floorplate (square feet) Residential Unit Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?	Landscape Area					
Building Height Streetwall Length Podium Height Tower Separation Tower Floorplate (square feet) Residential Unit Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?	Parking Spaces					
Streetwall Length Podium Height Tower Separation Tower Floorplate (square feet) Residential Unit Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?	Tower Stepback					
Streetwall Length Podium Height Tower Separation Tower Floorplate (square feet) Residential Unit Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?	Building Height					
Tower Separation Tower Floorplate (square feet) Residential Unit Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?	Streetwall Length					
Tower Floorplate (square feet) Residential Unit Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?	Podium Height					
Residential Unit Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?	Tower Separation					
Residential Unit Size (minimum) Does this amendment require a revision to the traffic statement or traffic study completed for the project?	Tower Floorplate (square feet)					
	Does this amendment require a	revision to the traffic statemen	nt or traffic study com <u>pleted</u> t	or the project?		

Φ				
EXTENSION, DEFERR	AL, APPEAL INFORMATION	Provide information for specific requ	est. Circle approving body and yes or no.	
Project Name				
Request Description				
EXTENSION REQ	UEST DEF	FERRAL REQUEST AF	APPEAL REQUEST / DE NOVO HEARING	
Approving Body	Approving Bod	y Ap	proving Body	
Original Approval Date	Scheduled Date		Days from Meeting vide Date)	
Expiration Date (Permit Submittal Deadline)	Requested Date		Days from Meeting ovide Date)	
Expiration Date (Permit Issuance Deadline)	Previous Deferre Granted	Ap	peal Request	

Development Application Form Page 2



Requested Extension
(No more than 24 months)

Code Enforcement
(Applicant Obtain by Code
Compliance Division)

Justification Letter Provided	

Indicate Approving Body Appealing De Novo Hearing Due to City Commission Call-Up

<u>CHECKLIST FOR SUBMITTAL AND COMPLETENESS</u>: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed <u>incomplete</u>.

Preliminary Development Meeting completed on the following date:

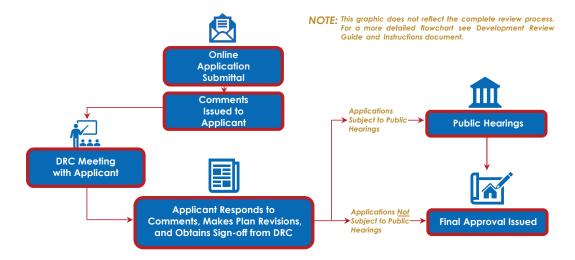
PROVIDE DATE

- Development Application Form completed with the applicable information including signatures.
- Proof of Ownership warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form applicant contact David Goodrum at 954-828-5976 or DGoodrum@fortlauderdale.gov
- **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- N/A **Traffic Study or Statement** submittal of a traffic study or traffic statement.
- N/A Stormwater Calculations signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- N/A Water and Wastewater Capacity Request copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal LauderBuild. No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at LauderBuild Plan Room.

- Uploading Entire Submittal upload all documents at time the application is submitted to prevent delays in processing.
- File Naming Convention file names must adhere to the City's File Naming Convention.
- Reduce File Size plan sets and other large files must be merged or flattened to reduce file size.
- Plan Sets plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- Document Categories choose the correct document category when uploading.

<u>DRC PROCESS OVERVIEW</u>: The entire development review process flowchart can be found in the <u>Development Application</u> <u>Guide and Instructions</u> document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

	GENERAL URBAN DESIGN AND PLANNING QUESTIONS						
ĺ	Planning Counter						
	954-828-6520, Option 5						
	planning@fortlauderdale.gov						

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service
954-828-6520, Option 1

lauderbuild@fortlauderdale.gov

SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY

OT 13, BLOCK 3, OF NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 182, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOFT 2 BLOCK 3, OF ANDERS PLAT OF BLOCKS 1, 2, 3, 4, 6, 7, 8, 25, 26, 37, 32, 29, 39, 31, 32, AND 33, OF ANDER UNDERSOLE, COCROBIND TO THE FLAT FREEDOK AS RECORDED WITH FROM FLAT BLOCK 1, PRICE TO, OF THE PRICE COUNTY, FLORIDA, SAID LANDS STUMEL, LINES AND BEING NI BROWNED COUNTY, FLORIDA,

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PARCEL FOLIO No.(S) AND ADDRESSES:

500 M.E. 3 AVENUE, FORT LAUDERDALE, FL. 33301 FOLIO No. 5042 03 02 0320 505 N.E. 4 AVENUE, FORT LAUDERDALE, FL. 33301 FOLIO No. 5042 03 02 0300 SOT N.E. 4 AVENUE, FORT LAUDERDALE, FL. 33301 FOLIO No. 5042 03 02 0310 512 N.E. 4 AVENUE, FORT LAUDERDALE, FL. 33301 FOLIO No. 5042 03 02 0300

SURVEYOR REFERENCES:

- OFFICIAL INSTRUMENT NUMBER 114219870, OF THE PUBLIC RECORDS OF BROWARD COUNTY, PLORIDA. OFFICIAL INSTRUMENT NUMBER 116959943, OF THE PUBLIC RECORDS OF BROWARD COUNTY, PLORIDA.
- MARNED PLAT OF RECOVER, 1, 2, 1, 4, 5, 6, 7, 8, 18, 25, 3, 27, 28, 39, 31, 32, AND 33, 99 WARTH LUCEROME, ALCORONIC TO THE FLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 182, OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 182, OF THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 182, OF THE LYMPS AND AND THE LYMPS AND AND THE THE BOOK AND COUNTY, FLORIDA, SAID LANDS STANTE, LYMPS AND SERVEN BROWNED COUNTY, FLORIDA, AND THE LYMPS AND THE PROPERTY OF THE PLATE THE P

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N.E. 6th. STREET N.E. 5th. STREET LOCATION MAP 21 BLC 23 22 20 56 N.E. 3rd. AVENUE

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STONERS
SURVEYORS • MAPPERS
Licensed Business No. 6633
Licensed Business No. 6633

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SURVEYOR'S CERTIFICATE:

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JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF ELORGAN
STONER AND ASSOCIATES, INC. L.B. 6633
STONER AND ASSOCIATES, INC. L.B. 6633

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23-9522 PROJECT

SHEET NO.

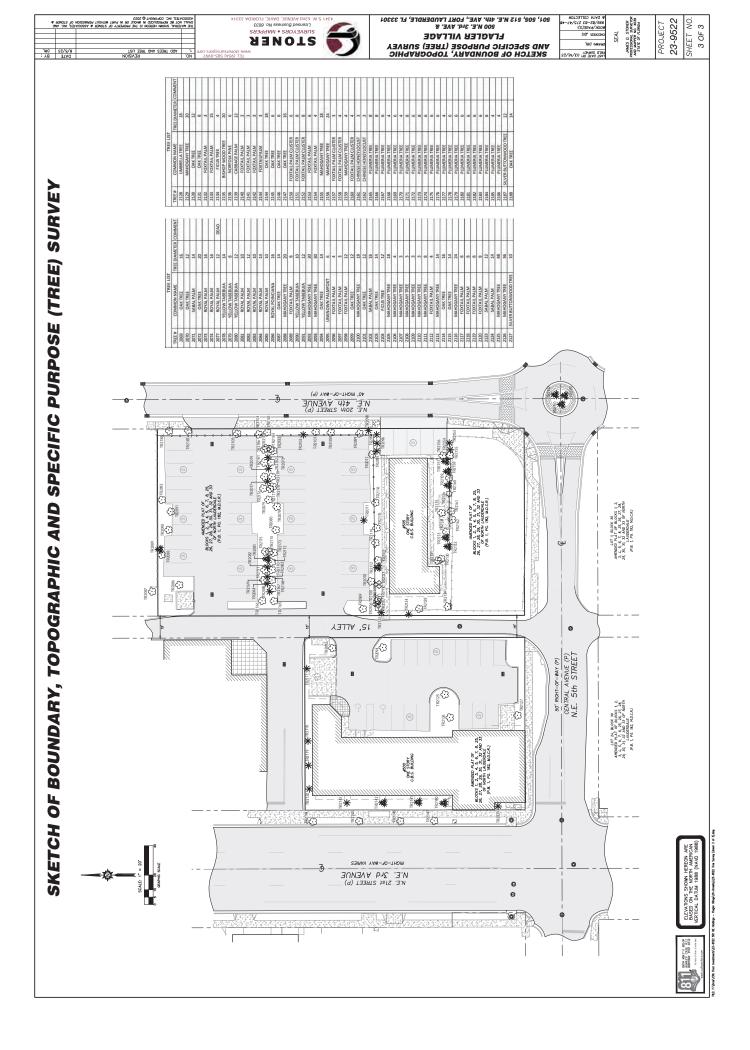
1 OF 3

601, 505, 512 N.E. 4th. AVE., FORT LAUDERDLE, FL 33301 STONERS
SURVEYORS • MAPPERS
Licensed Business No. 6633
W. 62nd Avenue: DAVIE: FLORIDA JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORDA PROJECT FLAGLER VILLAGE SEAL SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY MH 1031 4.57 SANITARY MANHOLE N MH 1090 4.33 SANITARY MANHOLE E MHS 1422 4.58 SANITARY MANHOLE N S Structure No. Rim El Description MHS746 5.09 SANITARY M IASED ON THE PLAT OF MHD 314 4.05 STORM MANHOLE WHD 314 4.05 STORM MANHOLE 4.37 CURSTNET 4.47 CURSTNET 4.28 CATCHBASH 4.36 CATCH BASH ASPHALT PAVEMENT (9) YAW-RICHT-OF-WAY (P) (e) (8) 6 (9) (9) (4) SONGY FENCE <u></u> ලා ' 0 <u></u> 9 BENT WEST @ ENTRANCE CENTRAL AVENUE (P) N.E. 5th STREET SET MAG NAIL & DISC TRAV. PT. LB 6633 CONFIETD COMONETE PARRONG LOT 17 EXISTING BUXDING <u></u> FOUND FOUND ASPHALT PAVEMENT W (WHICH) RIGHT-OF-THOIRS N.E. 21st STREET (P) N.E. 3rd AVENUE Θ R A SPH VSPHALT PAVEMENT ө

23-9522 SHEET NO. 2 OF 3

> ELEVATIONS SHOWN HEREON , BASED ON THE NORTH AMERI VERTICAL DATUM 1988 (NAVD 1

8111 ADM WAT'S SECON DEAD ADMINISTRATION OF THE PERSON OF





4341 S.W. 62nd Avenue Davie, Florida 33314

TEL (954) 585-0997 www.stonersurveyors.com

EXHIBIT "A"

LEGAL DESCRIPTION OF 15 FOOT ALLEY VACATION

A PORTION OF BLOCK 3, AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32, AND 33 OF NORTH LAUDERDALE, PLAT BOOK 1, PAGE 182, M.D.C.R. SECTION 3, TOWNSHIP 50 S., RANGE, 42 E. FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN 15 FOOT WIDE ALLEY LYING WITHIN BLOCK 3, OF THE AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32, AND 33, OF NORTH LAUDERDALE, 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 BROWARD COUNTY, FLORIDA, SAID ALLEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 3, OF SAID AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32, AND 33 OF NORTH LAUDERDALE;

THENCE N.02°07'32"W., ALONG THE EAST LINE OF LOTS 14, 15, AND 16 OF SAID BLOCK 3, A DISTANCE OF 150.01 FEET, TO THE NORTHEAST CORNER OF SAID LOT 16;

THENCE N.87*50'55"E., A DISTANCE OF 15.00 FEET, TO THE NORTHWEST CORNER OF LOT 11, OF SAID BLOCK 3;

THENCE S.02'07'32"E., ALONG THE WEST LINE OF LOTS 11, 12, AND 13 A DISTANCE OF 150.01 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 13;

THENCE S.87'50'55"W., A DISTANCE OF 15.00 FEET, TO THE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.052 ACRES (2,250 SQUARE FEET), MORE OR LESS.

NOTES:

- 1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
- 2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AN MAPPER.
- 3. THIS LEGAL DESCRIPTION AND SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
- 4. THE BEARINGS SHOWN HEREON ARE BASED A GRID BEARING OF N.02°07'32"W., ALONG THE EAST LINE OF LOTS 14, 15, AND 16 OF BLOCK 3 OF THE AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32, AND 33, OF NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 182, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- 5. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION OF THE LEGAL DESCRIPTION SHOWN HEREON.

DATE: Jul 28, 2023 - 9:43am EST

FILE: F:\Draw\13th Floor Investments\23-9522 501 NE Holdings - Flagler Village\01-Drawing\Alley Vacation\23-9522 ALLEY VACATION.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 7.28.2023

REVISIONS DATE BY

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER &

ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA
DATE OF SKETCH: | DRAWN BY | CHECKED BY | FIFED BOOK

DATE OF SKETCH: DRAWN BY 07.27.2023 JDS

LAS

N/A SHEET 1 OF 2

CH NO. 23-9522 ALLEY VACATION



4341 S.W. 62nd Avenue Davie, Florida 33314

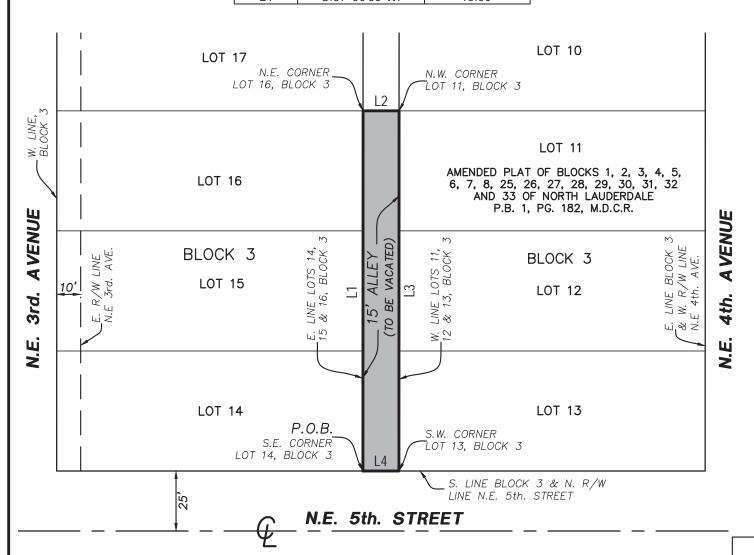
TEL (954) 585-0997 www.stonersurveyors.com



A PORTION OF BLOCK 3, AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32, AND 33 OF NORTH LAUDERDALE, PLAT BOOK 1, PAGE 182, M.D.C.R. SECTION 3, TOWNSHIP 50 S., RANGE, 42 E. FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N.02°07'32"W.	150.01'
L2	N.87°50'55"E.	15.00'
L3	S.02°07'32"E.	150.01'
I 4	S.87°50'55"W.	15.00'



LEGEND:

B.C.R. BROWARD COUNTY RECORDS

. CENTERLINE

..... LINE NUMBER 1 LICENSED BUSINESS P.O.B.... POINT OF BEGINNING

...... PLAT M.D.C.R.. MIAMI-DADE COUNTY RECORDS

PG..... *PAGE* R/W.....RIGHT OF WAY

SCALE: 1" = 4010 20 40

NOTE:

SEE SHEET 1 OF 2 FOR THE LEGAL DESCRIPTION OF THE SKETCH GRAPHICALLY SHOWN HEREON.

SHEET 2 OF 2

. ₽ <u>₽</u> SKETCH **ALI**



699 N. FEDERAL HIGHWAY, SUITE 400 FORT LAUDERDALE, FLORIDA 33305 DIRECT DIAL: 954.617.8919 EMAIL: ASCHEIN@LOCHRIELAW.COM

Main Phone: 954.779.1119 Fax: 954.779.1117

Owner: 501 NE HOLDINGS LP Applicant: Andrew J. Schein, Esq.

Project Name: Flagler Village Residences Alley Vacation

Request: Alley Vacation

December 7, 2023

I. General Description of Request.

This application is to vacate a portion of the alley that bisects the properties located at 500 NE 3rd Avenue and 501/505/512 NE 4th Avenue (the "Property"). The City previously vacated the northern portion of the alley pursuant to City Ordinance No. C-09-35, recorded as Instrument No. 109142720 of the Public Records of Broward County, finding that the northern portion of the alley was no longer needed for public purposes.

Owner is proposing to vacate the portion of the alley that bisects the Property and to grant an access and utility easement over the vacated portion of the alley. Rather than providing an east-west exit from the alley as the City constructed on the northern portion, Owner is proposing to have the access through the alley function the same as it functions today in a north-south configuration.

II. <u>ULDR 47-24.6.A.4 – Vacation of Rights-of-Way</u>

a. The right-of-way is no longer needed for public purposes

RESPONSE: The City previously determined via Ordinance No. C-09-35 ("City Vacation") that the northern portion of the alley, which previously bisected Peter Feldman Park, was no longer needed for public purposes. Although the City found that the northern portion wasn't needed for public purposes, the City created an "escape route" running east-west from the southernmost point of Peter Feldman Park to NE 4th Avenue in order to maintain the existing vehicular access through the alley.

All but one of the properties that abut the alley have individual access to the alley through their own properties. For the one property that does not have individual access, access to the alley will still be maintained from NE 5th Street via the proposed public access easement.

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

RESPONSE: Alternate routes are available through the individual properties that abut the alley or via NE 3rd Avenue/NE 4th Avenue. However, although alternate routes that would not cause adverse impacts are available, Owner is proposing to grant an access easement over the vacated portion to maintain access as it exists today.

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

RESPONSE: Access to the alley from NE 5th Street and the abutting properties will remain as it exists today. It is not clear if vehicles have a legal right to exit through the "escape route" on the southeastern corner of Peter Feldman Park, however this application does not affect a vehicle's ability to exit the area.

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

RESPONSE: There are currently no pedestrian facilities in the alley. Pedestrian traffic is not expected to be affected with this vacation.

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: Owner is proposing to grant a utility easement over the vacated portion of the alley or to have a utility easement be retained in the ordinance. This application includes "no objection" letters from the private utility companies.

12/7/23, 4:27 PM 512 NE 4 AVENUE



Site Address	512 NE 4 AVENUE, FORT LAUDERDALE FL 33301	ID#	5042 03 02 0260				
Property Owner	501 NE HOLDINGS LP	Millage	9312				
Mailing Address	677 WASHINGTON BLVD STE 500 STAMFORD CT 06901	Use	28-01				
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOTS 9,10 & 11 BLK 3						

		reduct	ion f	or cost	of sal	e and	other adjus	stmer	nts red	quired by <mark>Sec. 1</mark>	193.0	11(8).			
		* 4	2024	values a	are con	sidere	d "working v	alues/	" and	are subject to ch	ange) .			
					F	Prope	rty Assessr	nent \	Values	6					
Year		Land		In	Buildir prove		Just / Market Value		Assessed / SOH Value		Tax				
2024	\$3	,729,38	30		\$32,62	20	\$3,	762,00	00	\$2,334,38					
2023	\$3	,729,38	30		\$32,62	20	\$3,7	762,00	00	\$2,122,17	0	\$54, ²	100.	38	
2022	\$2	,390,63	30		\$32,62	20	\$2,4	123,2	50	\$1,929,25	0	\$41,8	333.	74	
			2	2024 Ex	emptio	ns an	d Taxable V	'alues	by Ta	axing Authority					
					Cou	unty	Sch	ool B	oard	Municip	oal	Ind	lepe	ndent	
Just Value					\$3,762,	,000	Ç	\$3,762	2,000	\$3,762,0	00	\$	3,76	52,000	
Portabilit	ty					0			0		0			0	
Assesse	d/SOI	Н			\$2,334	,380	(\$3,762	2,000	\$2,334,380		\$2,334,38		34,380	
Homestead					0	0			0		C		0		
Add. Homestead						0				0			0		
Wid/Vet/I	Dis					0				0			0		
Senior						0			0		0			0	
Exempt 1	Гуре			0			0				0			0	
Taxable				\$2,334,380			\$3,762,000			\$2,334,3	\$2,334,380				
			S	ales His	tory					Land C	alcu	lations			
Date)	Тур	е	Pri	ce	Boo	k/Page or (CIN		Price		Factor		Туре	
12/10/20	20	SWD	-T	\$10	0		116959944			\$195.00		19,125		SF	
12/13/20)19	SWD-	-D	\$1,750	,000		116239454								
									-	Adj. Bldg. S.F. (Card	, Sketch)			
Special Assessments															
Fire	G	arb	L	ight	ight Dra		· 1		afe	Storm		Clean		Misc	
03										F2					
L															
1										19125					

12/7/23, 4:27 PM 500 NE 3 AVENUE



Site Address	500 NE 3 AVENUE, FORT LAUDERDALE FL 33301-3236	ID#	5042 03 02 0320				
Property Owner	501 NE HOLDINGS LP	Millage 9312					
Mailing Address	677 WASHINGTON BLVD STE 500 STAMFORD CT 06901	Use	17-01				
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOTS 14,15,16 LES BLK 3	S W 10 F	OR ST THEREOF				

		reduction	for costs o	f sale a	nd o	ther adjust	mer	ıts requ	uired by Sec	193.0)11(8)		
		* 202	4 values are	conside	ered	working va	ues	" and a	re subject to	change	е.		
				Pro	perty	/ Assessme	ent \	/alues					
Year		Land		ding / vement		Just / Market Value		Assessed / SOH Value		Tax			
2024	\$4	140,630	\$1,50	6,460		\$1,947	,090)	\$1,947,09	90			
2023	\$4	140,630	\$1,50	6,460		\$1,947	,090)	\$1,947,09	90	\$42,9	31.9	5
2022	\$4	140,630	\$1,42	1,240		\$1,861	,870)	\$1,805,38	30	\$39,7	'11.3	1
			2024 Exem	ptions	and	Taxable Va	ues	by Tax	cing Authorit	y			
				County	/	Scho	ol B	oard	Munio	ipal	Ind	eper	ndent
Just Value			\$1,	,947,090)	\$1	,947	7,090	\$1,947	,090	\$	1,94 ⁻	7,090
Portabili	ty			()			0		0			0
Assesse	d/SO	Н	\$1,	,947,090)	\$1	,947	7,090	\$1,947,090		\$1,947,0		7,090
Homestead				0			0		0				0
Add. Homestead				0			0			0			0
Wid/Vet/I	Dis			0			0			0			0
Senior				0				0		0			0
Exempt 7	Type			0				0		0			0
Taxable			\$1,	\$1,947,090			\$1,947,09			,090 \$1,947,090			7,090
		;	Sales Histor	ry				Land Calculations					
Date	9	Type	Price	В	ook	Page or CI	N		Price	Factor		•	Type
12/10/20	020	SW*-T	\$100		11	6959943		9	\$25.00	,	17,625		SF
3/14/20	17	SW*-E	\$3,100,00	0	11	4269380							
5/4/199	98	WD*	\$365,000)	28	154 / 177							
									j. Bldg. S.F.	`			5901
* Denotes	* Denotes Multi-Parcel Sale (See Deed)								Eff./Act. Ye	ar Bu	ilt: 1973/19	963	
				\$	Spec	ial Assessr	nen	ts					
Fire		Garb	Light	Dra	in	Impr	,	Safe	Storm		Clean	M	lisc
03									F2				
S									-				
6901									17625				

12/7/23, 4:27 PM 501 NE 4 AVENUE



Site Address	501 NE 4 AVENUE, FORT LAUDERDALE FL 33301	ID#	5042 03 02 0310
Property Owner	501 NE HOLDINGS LP	Millage	0312
Mailing Address	2850 TIGERTAIL AVE STE 701 MIAMI FL 33133-5346	Use	10
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOT 13 BLK 3		

									-	uired by Sec.			
		* 20)24 valu	ues are	e conside	ered "\	working va	lues'	' and a	are subject to c	hange	e	
					Pro	perty	Assessm	ent \	/alues				
Year		Land			uilding proveme		Just / Market Value			Assesse SOH Va			Тах
2024	\$1,	243,130)				\$1,2	43,1	30	\$227,52	0		
2023	\$1,	243,130)				\$1,2	43,1	30	\$206,84	0	\$10,	839.13
2022	\$7	796,880					\$79	96,88	0	\$188,04	0	\$7,3	303.65
			2024	4 Exem	nptions	and T	axable Va	lues	by Ta	xing Authority	/		
					Count	/	Scho	ol B	oard	Munic	ipal	Inc	dependent
Just Valu	ne er			\$1	,243,13)	\$	1,243	,130	\$1,243,	130	;	\$1,243,130
Portabili	ty)			0		0		0
Assesse	d/SOF			Ç	\$227,520)	\$	1,243	,130	\$227,	\$227,520		\$227,520
Homestead)		0		0		ı	
Add. Homestead)		0			0		0
Wid/Vet/	Dis)			0		0		0
Senior)			0		0		0
Exempt '	Type)			0		0		0
Taxable				\$227,520			\$1,243,130			\$227,520			\$227,520
			Sales	s Histo	ry		Land Calculations						
Date	е	Type)	Price	В	ook/P	age or Cl	CIN		Price		actor	Type
1/27/20)17	QCD-1	Γ			114	219870		\$195.00		6	,375	SF
2/20/20	07	WD-D	\$6	640,00	0	436	68 / 446						
1/27/20)17	DRR-D) (\$5,000		114	219869						
12/27/2	006	QCD				433	41 / 782						
1/25/20	006	QCD		\$100		414	16 / 657			Adj. Bldg	. S.F.		
						Specia	al Assess	men	s				
Fire	G	arb	Ligh				Impr		afe	Storm		Clean	Misc
03										F3	1		
L													
1				\neg						6375	1		
	1												

12/7/23, 4:27 PM 505 NE 4 AVENUE



Site Address	505 NE 4 AVENUE, FORT LAUDERDALE FL 33301	ID#	5042 03 02 0300
Property Owner	501 NE HOLDINGS LP	Millage	0312
Mailing Address	677 WASHINGTON BLVD STE 500 STAMFORD CT 06901	Use	08-05
Abbr Legal Description	NORTH LAUDERDALE AMENDED 1-182 D LOT 12 BLK 3		

		reduct	ion fo	or costs	of sal	e and	other adjus	tmen	ts req	uired by <mark>Sec. 1</mark>	93.0	011(8).		
		* 2	2024 v	/alues a	re con	sidered	l "working va	lues'	' and a	re subject to ch	ange	e.		
					F	Proper	ty Assessm	ent \	/alues					
Year		Land			uilding rovem	-	Just / Market Value		Assessed / SOH Value		Tax			
2024	\$6	69,380		\$1	31,700)	\$80	1,080		\$659,200				
2023	\$6	69,380		\$1	31,700)	\$80	1,080		\$599,280		\$14,8	336	.44
2022	\$1	27,500		\$4	24,850)	\$552	2,350		\$544,800		\$12,2	229	.71
			20	024 Exe	mptio	ns and	l Taxable Va	lues	by Ta	xing Authority				
			Cou	nty	Scho	ol B	oard	Municip	al	Inc	lep	endent		
Just Value					\$801,0	080		\$801	,080,	\$801,08	30		\$8	301,080
Portabili	ty					0			0		0			0
Assesse	d/SOI	1			\$659,2	200		\$801	,080,	\$659,20	9,200		\$659,200	
Homeste	Homestead (0	0				0		0			
Add. Homestead					0		0			0			0	
Wid/Vet/I	Dis					0	0				0			0
Senior						0			0		0			0
Exempt 7	Type					0				0			0	
Taxable					\$659,2	,200 \$801			,080 \$659,200			\$659,200		
			Sa	les Hist	tory				Land Calculations					
Date	9	Тур	e	Pric	е	Bool	k/Page or C	IN		Price		Factor		Type
12/10/20	020	SW*-	Т	\$100		1	16959943			\$105.00		6,375		SF
3/14/20	17	SW*-I	E :	\$3,100,0	000	1	14269380							
3/8/200	06	WD		\$585,0	00	4	1781 / 503							
7/16/19	99	WD		\$155,0	00	2	9691 / 465							
2/1/197	74	WD		\$70,00	00				Ac	dj. Bldg. S.F. (C	Card	, Sketch)		2634
* Denotes	s Multi	-Parcel	Sale	(See De	eed)					Unit	S			5
Eff./Act. Year Built: 1967/1966										6				
Special Assessments														
Fire	G	arb	Li	ight	Dr	ain	Impr	S	afe	Storm	(Clean		Misc
03										F2				

	Special Assessments									
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc		
03						F2				
R										
5						6375				

David Soloman, City Clerk City of Fort Lauderdale 100 North Andrews Avenue Fort Lauderdale, FL 33301

Re: Land use, zoning and permitting for property located at 500 NE 3 Ave ., 501/505/512 NE 4 Ave., all located in the City of Fort Lauderdale, FL 33301 ("Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with all land use and zoning matters related to properties referenced above located in the City of Fort Lauderdale, FL.

Sincerely,

	501 NE Holdings LP
	Ву: 🕥
	Printed Name: David Resnick
	Title: Vice President
	Date: 4/28/22
STATE OF FLORIDA)	
COUNTY OF MIAMI-DADE	
aforesaid and in the County aforesaid to acknowledged by AND 223NULLE LP and who is personally known to	ay, before me, an officer duly authorized in the State take acknowledgments, the foregoing instrument was who is the NOF PENDENT of 501 NE Holdings of me_or who has produced dentification.
WITNESS my hand and official seal APPIL, 2022.	in the County and State last aforesaid this 24 day of
Elisa Seguin Comm. # GG934923 Expires: March 24, 2024	Notary Public
Bonded Thru Aaron Notary	Typed, printed or stamped name of Notary Public
My Commission Expires: MAPLH 24,20	



10/16/2023

Subject: No Objection Alley Vacation: Flagler Village

To Whom It My Concern:

AT&T has reviewed your request and has no objection to vacating the existing 15' alley within the amended Plat Book 1 Page 182, PORTION OF BLOCK 3, AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32, AND 33. Please note that any relocation of existing facilities required will be at the cost of the owner/developer. The plan for such rearrangements will also need to be coordinated with and approved by AT&T.

If any additional information is required, please contact me at 772-979-5659.

Sincerely,

Darian L. Garcia

Sr Specialist-OSP Design Engineer

SE Construction & Engineering

Darian L. Garcia



October 25, 2023

David Benhamu 13th Floor Investments 2850 Tigertail Ave. Suite 701

Miami, FL 33133

Re: Letter of NO OBJECTION to VACATE 15' ALLEY (Per P.B. 1, PG. 182. M.D.C.R.)

located on 500 NE 3RD AVE, Fort Lauderdale FL, 33301

Dear Mr. Benhamu:

This is to advise you that FPL has no objection to the plans you submitted for the abovementioned project, with the applicant knowledge and agreement to the following stipulations:

- FPL reserves the right to engineer / design to its construction standards within the Utility Easement.
- It is understood that the service will be furnished in accordance with applicable rates, rules and regulations.
- It should be noted that any of FPL facilities that may need to be relocated will be done at the customer expense.

Should you have any questions, please call me at (954) 717-2063.

Sincerely,

Daniel Torres
Daniel Torres
Project Manager



10/23/23

Rey Melendi 501 NE Holdings, LP 2850 Tigertail Ave. Suite 701 Miami, FL 33133

RE:

REQUEST TO VACATE - 15 Foot Alley

23-9522 Flagler Village

Section 3 Township 50 S, Range 42E Fort Lauderdale, Broward County

Dear Mr. Melendi,

Peoples Gas System, Inc., does not object to the vacating of that certain Alleyway described on Exhibit A, located on the subject property as long as the following condition is met:

 A private perpetual non-exclusive easement is granted to Peoples Gas System, Inc. for the existing facilities on vacated property. Attached hereto as Exhibit "B".

If you have any questions or concerns, you may contact me at 813-228-1627 or via email to imorales@tecoenergy.com.

Thank you very much for your cooperation in this matter.

Sincerely,

Isabel M. Morales Real Estate Services

Attachments