



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

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.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

| | | | |
|--|--|--|--|
| <input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <ul style="list-style-type: none"> New nonresidential less than 5,000 square feet Change of use (some impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans) <p>COMPLETE SECTIONS B, C, D, G</p> | <input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <ul style="list-style-type: none"> New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%) <p>COMPLETE SECTIONS B, C, D, E, F</p> | <input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <ul style="list-style-type: none"> Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet <p>COMPLETE SECTIONS B, C, D, E, F</p> | <input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <ul style="list-style-type: none"> Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only (review not required by PZB) Vacation of Easement* <p>COMPLETE SECTIONS B, C, D, E, F</p> |
| <input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application <p>COMPLETE SECTIONS B, C, H</p> | <input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing <p>COMPLETE SECTIONS B, C, H</p> | <input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none"> Appeal decision by approving body De Novo hearing items <p>COMPLETE SECTIONS B, C, H</p> | <input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none"> Road closures Construction staging plan Revocable licenses <p>COMPLETE SECTIONS B, C, E</p> |

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column 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 Schein <small>Digitally signed by Andrew Schein DN: cn=Andrew Schein, o=au, email=ASchein@lochrielaw.com, c=US Date: 2023.12.05 16:48:49 -0500</small> |

C PARCEL INFORMATION

| | |
|----------------------------------|---|
| Address/General Location | 500 NE 3rd Avenue |
| Folio Number(s) | 504203020320, 504203020260, 504203020300, 504203020310 |
| Legal Description (Brief) | See survey |
| City Commission District | 2 |
| Civic Association | Flaaler Village |

D LAND USE INFORMATION

| | |
|--------------------------|---|
| Existing Use | Office |
| Land Use | DRAC |
| Zoning | RAC-CC |
| Proposed | <i>Applications requesting land use amendments and rezonings.</i> |
| Proposed Land Use | |
| Proposed Zoning | |

E PROJECT INFORMATION *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

| | | | | | | | | | | | |
|---|---------------------------|--|-----|-----|-----|------|------|------|--|--|--|
| Project Name | 500 NE 3rd Alley Vacation | | | | | | | | | | |
| Project Description (Describe in detail) | Alley Vacation | | | | | | | | | | |
| Estimated Project Cost | \$ | <i>(Estimated total project cost including land costs for all new development applications only)</i> | | | | | | | | | |
| Affordable Housing | | 30% | 50% | 60% | 80% | 100% | 120% | 140% | | | |
| Number of Units | | | | | | | | | | | |



| | | | | | |
|---------------------------|--|----------------------|------------|------------|------------|
| Waterway Use | No | | | | |
| Flex Units Request | No | | | | |
| Commercial Flex Acreage | No | | | | |
| Residential Uses | | | | | |
| Single Family | | | | | |
| Townhouses | | | | | |
| Multifamily | | | | | |
| Cluster/Zero Lot Line | | | | | |
| Other | | | | | |
| Total (dwelling units) | N/A | | | | |
| Unit Mix (dwelling units) | <table border="1"> <tr> <td>Studio or Efficiency</td> <td>1- Bedroom</td> <td>2- Bedroom</td> <td>3+ Bedroom</td> </tr> </table> | Studio or Efficiency | 1- Bedroom | 2- Bedroom | 3+ Bedroom |
| Studio or Efficiency | 1- Bedroom | 2- Bedroom | 3+ Bedroom | | |

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

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

| | 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) | |
| Corner / Side [] | N/A (Alley Vacation) | N/A (Alley Vacation) | |
| Rear [] | N/A (Alley Vacation) | N/A (Alley Vacation) | |
| <i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i> | | | |
| 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) | |
| Streetwall Length | N/A (Alley Vacation) | N/A (Alley Vacation) | |
| Podium Height | N/A (Alley Vacation) | N/A (Alley Vacation) | |
| Tower Separation | N/A (Alley Vacation) | N/A (Alley Vacation) | |
| Tower Floorplate (square feet) | N/A (Alley Vacation) | N/A (Alley Vacation) | |
| Residential Unit Size (minimum) | N/A (Alley Vacation) | N/A (Alley Vacation) | |

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

| Project Name | | | |
|---|-------------------|--------------------|---------|
| Proposed Amendment Description (Describe in detail) | | | |
| | Original Approval | Proposed Amendment | Amended |
| Residential Uses (dwelling units) | | | |
| Non-Residential Uses (square feet) | | | |
| Lot Size (Square feet/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 Floorplate (square feet) | | | |
| Residential Unit Size (minimum) | | | |
| Does this amendment require a revision to the traffic statement or traffic study completed for the project? | | | |
| Does this amendment require a revised water sewer capacity letter? | | | |

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

| Project Name | | | | | | |
|---|--|----------------------------|--|-------------------------------------|--|--|
| Request Description | | | | | | |
| EXTENSION REQUEST | | DEFERRAL REQUEST | | APPEAL REQUEST / DE NOVO HEARING | | |
| Approving Body | | Approving Body | | Approving Body | | |
| Original Approval Date | | Scheduled Meeting Date | | 30 Days from Meeting (Provide Date) | | |
| Expiration Date (Permit Submittal Deadline) | | Requested Deferral Date | | 60 Days from Meeting (Provide Date) | | |
| Expiration Date (Permit Issuance Deadline) | | Previous Deferrals Granted | | Appeal Request | | |



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

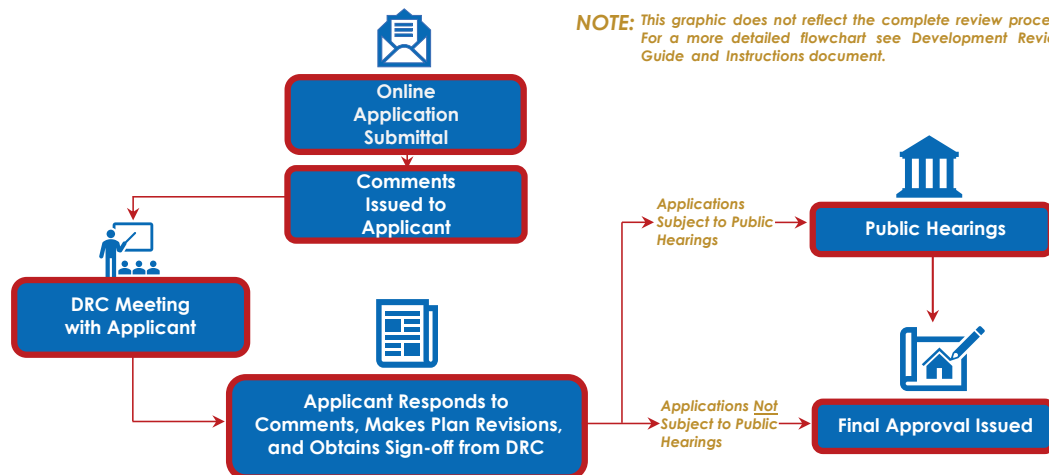
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed incomplete.

- Checklist items: Preliminary Development Meeting, Development Application Form, Proof of Ownership, Address Verification Form, Project and Unified Land Development Code Narratives, Electronic Files, File Naming, and Documents, Traffic Study or Statement, Stormwater Calculations, Water and Wastewater Capacity Request.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal LauderBuild. No hardcopy application submittals are accepted.

- Requirements: Uploading Entire Submittal, File Naming Convention, Reduce File Size, Plan Sets, Document Categories.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the Development Application Guide and Instructions document.



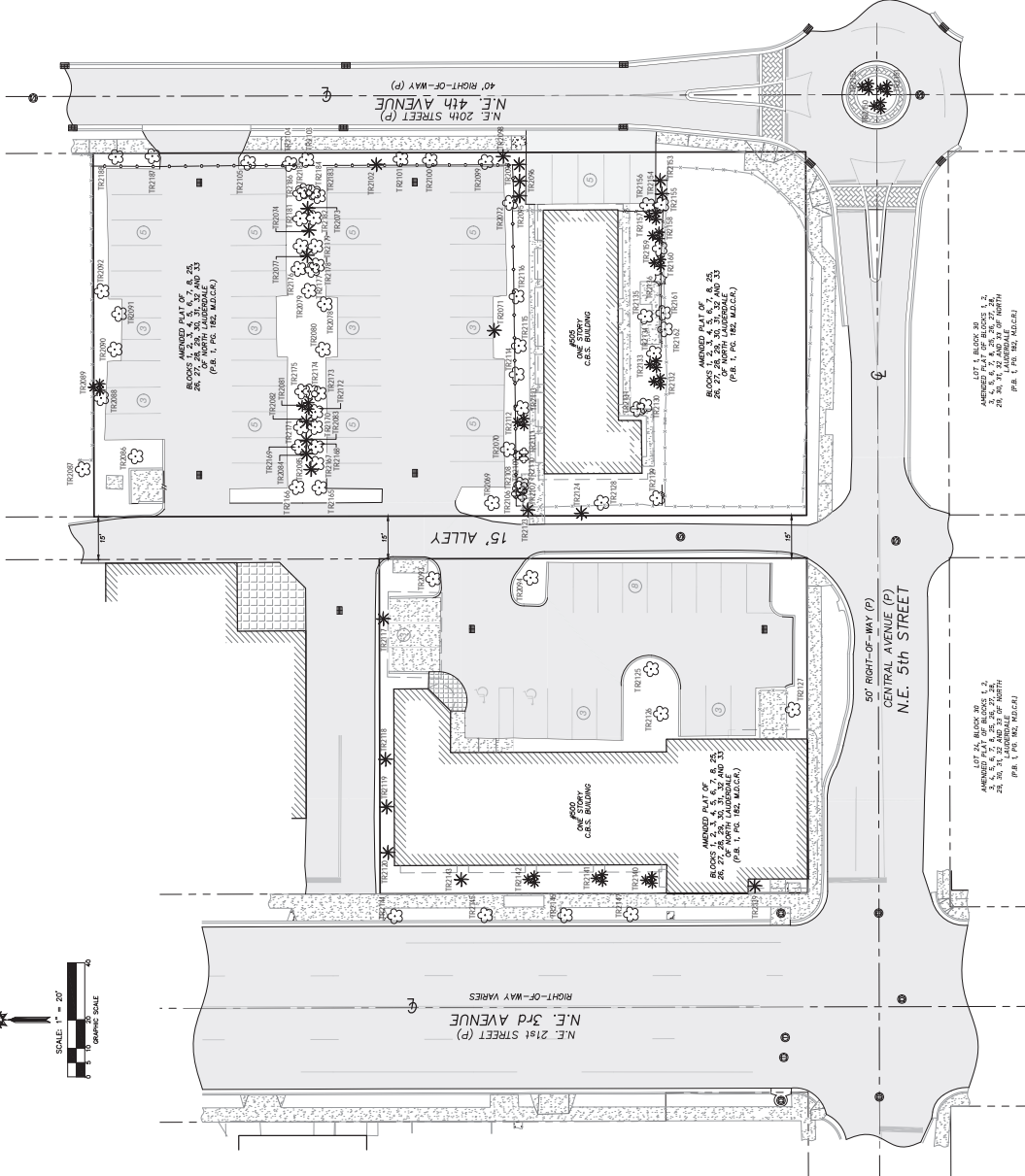
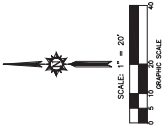
NOTE: This graphic does not reflect the complete review process. For a more detailed flowchart see Development Review Guide and Instructions document.

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

Table with 1 column: GENERAL URBAN DESIGN AND PLANNING QUESTIONS. Includes Planning Counter, phone number, and email.

Table with 1 column: LAUDERBUILD ASSISTANCE AND QUESTIONS. Includes DSD Customer Service, phone number, and email.

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



| TREE # | COMMON NAME | TREE DIAMETER | COMMENT |
|--------|----------------------|---------------|---------|
| 2067 | OAK TREE | 14 | |
| 2068 | OAK TREE | 10 | |
| 2069 | OAK TREE | 10 | |
| 2070 | OAK TREE | 10 | |
| 2071 | SASAL PALM | 20 | |
| 2072 | OAK TREE | 20 | |
| 2073 | OAK TREE | 10 | |
| 2074 | FOXTAIL PALM | 10 | |
| 2075 | ROYAL PALM | 10 | |
| 2076 | ROYAL PALM | 12 | |
| 2077 | ROYAL PALM | 12 | DEAD |
| 2078 | YELLOW TABERBERIA | 14 | |
| 2079 | YELLOW TABERBERIA | 8 | |
| 2080 | YELLOW TABERBERIA | 8 | |
| 2081 | ROYAL PALM | 10 | |
| 2082 | ROYAL PALM | 10 | |
| 2083 | ROYAL PALM | 10 | |
| 2084 | ROYAL PALM | 10 | |
| 2085 | ROYAL PALM | 10 | |
| 2086 | ROYAL PONGIACANA | 16 | |
| 2087 | OAK TREE | 14 | |
| 2088 | OAK TREE | 14 | |
| 2089 | FOXTAIL PALM | 10 | |
| 2090 | FOXTAIL PALM | 10 | |
| 2091 | YELLOW TABERBERIA | 10 | |
| 2092 | YELLOW TABERBERIA | 10 | |
| 2093 | YELLOW TABERBERIA | 10 | |
| 2094 | OAK TREE | 14 | |
| 2095 | UNKNOWAN PALMCOYT | 6 | |
| 2096 | FOXTAIL PALM | 4 | |
| 2097 | FOXTAIL PALM | 4 | |
| 2098 | FOXTAIL PALM | 12 | |
| 2099 | OAK TREE | 12 | |
| 2100 | MANHOGANY TREE | 12 | |
| 2101 | MANHOGANY TREE | 12 | |
| 2102 | SASAL PALM | 16 | |
| 2103 | OAK TREE | 14 | |
| 2104 | FOCUS TREE | 12 | |
| 2105 | MANHOGANY TREE | 12 | |
| 2106 | MANHOGANY TREE | 4 | |
| 2107 | MANHOGANY TREE | 3 | |
| 2108 | MANHOGANY TREE | 3 | |
| 2109 | MANHOGANY TREE | 3 | |
| 2110 | MANHOGANY TREE | 3 | |
| 2111 | MANHOGANY TREE | 8 | |
| 2112 | FOXTAIL PALM | 4 | |
| 2113 | MANHOGANY TREE | 18 | |
| 2114 | MANHOGANY TREE | 10 | |
| 2115 | OAK TREE | 14 | |
| 2116 | MANHOGANY TREE | 24 | |
| 2117 | FOXTAIL PALM | 8 | |
| 2118 | FOXTAIL PALM | 8 | |
| 2119 | FOXTAIL PALM | 8 | |
| 2120 | FOXTAIL PALM | 8 | |
| 2121 | SASAL PALM | 12 | |
| 2122 | MANHOGANY TREE | 48 | |
| 2123 | MANHOGANY TREE | 36 | |
| 2124 | SILVER BUTTWOOD TREE | 10 | |
| 2125 | MANHOGANY TREE | 48 | |
| 2126 | MANHOGANY TREE | 48 | |
| 2127 | SILVER BUTTWOOD TREE | 10 | |
| 2128 | MANHOGANY TREE | 12 | |
| 2129 | MANHOGANY TREE | 12 | |
| 2130 | MANHOGANY TREE | 12 | |
| 2131 | MANHOGANY TREE | 12 | |
| 2132 | MANHOGANY TREE | 12 | |
| 2133 | MANHOGANY TREE | 12 | |
| 2134 | MANHOGANY TREE | 12 | |
| 2135 | MANHOGANY TREE | 12 | |
| 2136 | MANHOGANY TREE | 12 | |
| 2137 | MANHOGANY TREE | 12 | |
| 2138 | MANHOGANY TREE | 12 | |
| 2139 | MANHOGANY TREE | 12 | |
| 2140 | MANHOGANY TREE | 12 | |
| 2141 | MANHOGANY TREE | 12 | |
| 2142 | FOXTAIL PALM | 3 | |
| 2143 | FOXTAIL PALM | 3 | |
| 2144 | OAK TREE | 18 | |
| 2145 | OAK TREE | 6 | |
| 2146 | OAK TREE | 6 | |
| 2147 | OAK TREE | 6 | |
| 2148 | FOXTAIL PALM CLUSTER | 8 | |
| 2149 | FOXTAIL PALM CLUSTER | 8 | |
| 2150 | FOXTAIL PALM CLUSTER | 8 | |
| 2151 | FOXTAIL PALM CLUSTER | 8 | |
| 2152 | FOXTAIL PALM CLUSTER | 8 | |
| 2153 | FOXTAIL PALM | 6 | |
| 2154 | FOXTAIL PALM | 6 | |
| 2155 | MANHOGANY TREE | 18 | |
| 2156 | MANHOGANY TREE | 24 | |
| 2157 | FOXTAIL PALM CLUSTER | 3 | |
| 2158 | FOXTAIL PALM CLUSTER | 3 | |
| 2159 | MANHOGANY TREE | 4 | |
| 2160 | FOXTAIL PALM CLUSTER | 4 | |
| 2161 | CHINISE-HONICOCOT | 3 | |
| 2162 | CHINISE-HONICOCOT | 8 | |
| 2163 | PALMERIA TREE | 8 | |
| 2164 | PALMERIA TREE | 8 | |
| 2165 | PALMERIA TREE | 6 | |
| 2166 | PALMERIA TREE | 6 | |
| 2167 | PALMERIA TREE | 6 | |
| 2168 | PALMERIA TREE | 6 | |
| 2169 | PALMERIA TREE | 6 | |
| 2170 | PALMERIA TREE | 4 | |
| 2171 | PALMERIA TREE | 8 | |
| 2172 | PALMERIA TREE | 8 | |
| 2173 | PALMERIA TREE | 8 | |
| 2174 | PALMERIA TREE | 6 | |
| 2175 | PALMERIA TREE | 6 | |
| 2176 | PALMERIA TREE | 6 | |
| 2177 | PALMERIA TREE | 6 | |
| 2178 | PALMERIA TREE | 6 | |
| 2179 | PALMERIA TREE | 6 | |
| 2180 | PALMERIA TREE | 6 | |
| 2181 | PALMERIA TREE | 6 | |
| 2182 | PALMERIA TREE | 6 | |
| 2183 | PALMERIA TREE | 6 | |
| 2184 | PALMERIA TREE | 8 | |
| 2185 | PALMERIA TREE | 8 | |
| 2186 | PALMERIA TREE | 4 | |
| 2187 | SILVER BUTTWOOD TREE | 12 | |
| 2188 | OAK TREE | 14 | |

SEAL
JAMES D. STONER
PROFESSIONAL SURVEYOR
NO. 12345
STATE OF FLORIDA

THE SURVEY SHOWN HEREON IS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

10/11
www.flsurvey.com

10/11/2023 10:00 AM - 10/11/2023 10:00 AM - 10/11/2023 10:00 AM - 10/11/2023 10:00 AM

| | | | |
|-----|-------------------------|--------|-----|
| NO. | REVISION | DATE | BY |
| 1 | ADD TREES AND TREE LIST | 8/2/23 | DRL |

STONER SURVEYS & MAPPING
1341 S.W. 62ND AVENUE, DAVIE, FLORIDA 33314
TEL: (954) 555-0993
WWW.STONERSURVEYS.COM

SKETCH OF BOUNDARY, TOPOGRAPHIC AND SPECIFIC PURPOSE (TREE) SURVEY
FLAGER VILLAGE
500 N.E. 3rd AVE. & 500 N.E. 4th AVE., FORT LAUDERDALE, FL 33301

DATE SURVEYED: 07/24/23
DRAWN BY: JMS
CHECKED BY: JMS
BOOK/PAGE(S): 898/843-873/7-16
DATA COLLECTOR: JMS

PROJECT: 23-9522
SHEET NO.: 3 OF 3



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



JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA



SKETCH NO. 23-9522
 ALLEY VACATION

| 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. COPYRIGHT © 2021

| | | | |
|-----------------|----------|------------|------------|
| DATE OF SKETCH: | DRAWN BY | CHECKED BY | FIELD BOOK |
| 07.27.2023 | JDS | LAS | N/A |

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. ULDR 47-24.6.A.4 – Vacation of Rights-of-Way

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.



| | | | |
|-------------------------------|---|----------------|-----------------|
| 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 | | |

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)**.

* 2024 values are considered "working values" and are subject to change.

| Property Assessment Values | | | | | |
|----------------------------|-------------|------------------------|---------------------|----------------------|-------------|
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2024 | \$3,729,380 | \$32,620 | \$3,762,000 | \$2,334,380 | |
| 2023 | \$3,729,380 | \$32,620 | \$3,762,000 | \$2,122,170 | \$54,100.38 |
| 2022 | \$2,390,630 | \$32,620 | \$2,423,250 | \$1,929,250 | \$41,833.74 |

| 2024 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-------------|--------------|-------------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$3,762,000 | \$3,762,000 | \$3,762,000 | \$3,762,000 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$2,334,380 | \$3,762,000 | \$2,334,380 | \$2,334,380 |
| 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 | \$2,334,380 | \$3,762,000 | \$2,334,380 | \$2,334,380 |

| Sales History | | | |
|---------------|-------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 12/10/2020 | SWD-T | \$100 | 116959944 |
| 12/13/2019 | SWD-D | \$1,750,000 | 116239454 |
| | | | |
| | | | |

| Land Calculations | | |
|--------------------------------|--------|------|
| Price | Factor | Type |
| \$195.00 | 19,125 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | F2 | | |
| L | | | | | | | | |
| 1 | | | | | | 19125 | | |



| | | | |
|-------------------------------|---|----------------|-----------------|
| 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 LESS W 10 FOR ST THEREOF BLK 3 | | |

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)**.

* 2024 values are considered "working values" and are subject to change.

| Property Assessment Values | | | | | |
|----------------------------|-----------|------------------------|---------------------|----------------------|-------------|
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2024 | \$440,630 | \$1,506,460 | \$1,947,090 | \$1,947,090 | |
| 2023 | \$440,630 | \$1,506,460 | \$1,947,090 | \$1,947,090 | \$42,931.95 |
| 2022 | \$440,630 | \$1,421,240 | \$1,861,870 | \$1,805,380 | \$39,711.31 |

| 2024 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-------------|--------------|-------------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$1,947,090 | \$1,947,090 | \$1,947,090 | \$1,947,090 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$1,947,090 | \$1,947,090 | \$1,947,090 | \$1,947,090 |
| 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 | \$1,947,090 | \$1,947,090 | \$1,947,090 | \$1,947,090 |

| Sales History | | | |
|---------------|-------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 12/10/2020 | SW*-T | \$100 | 116959943 |
| 3/14/2017 | SW*-E | \$3,100,000 | 114269380 |
| 5/4/1998 | WD* | \$365,000 | 28154 / 177 |
| | | | |
| | | | |

| Land Calculations | | |
|--|--------|------|
| Price | Factor | Type |
| \$25.00 | 17,625 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 6901 |
| Eff./Act. Year Built: 1973/1963 | | |

* Denotes Multi-Parcel Sale (See Deed)

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | F2 | | |
| S | | | | | | | | |
| 6901 | | | | | | 17625 | | |



| | | | |
|-------------------------------|--|----------------|-----------------|
| 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 | | |

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)**.

* 2024 values are considered "working values" and are subject to change.

| Property Assessment Values | | | | | |
|----------------------------|-------------|------------------------|---------------------|----------------------|-------------|
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2024 | \$1,243,130 | | \$1,243,130 | \$227,520 | |
| 2023 | \$1,243,130 | | \$1,243,130 | \$206,840 | \$10,839.13 |
| 2022 | \$796,880 | | \$796,880 | \$188,040 | \$7,303.65 |

| 2024 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-------------|--------------|-------------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$1,243,130 | \$1,243,130 | \$1,243,130 | \$1,243,130 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$227,520 | \$1,243,130 | \$227,520 | \$227,520 |
| 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 | \$227,520 | \$1,243,130 | \$227,520 | \$227,520 |

| Sales History | | | |
|---------------|-------|-----------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 1/27/2017 | QCD-T | | 114219870 |
| 2/20/2007 | WD-D | \$640,000 | 43668 / 446 |
| 1/27/2017 | DRR-D | \$5,000 | 114219869 |
| 12/27/2006 | QCD | | 43341 / 782 |
| 1/25/2006 | QCD | \$100 | 41416 / 657 |

| Land Calculations | | |
|------------------------|--------|------|
| Price | Factor | Type |
| \$195.00 | 6,375 | SF |
| | | |
| | | |
| | | |
| Adj. Bldg. S.F. | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 03 | | | | | | F3 | | |
| L | | | | | | | | |
| 1 | | | | | | 6375 | | |



| | | | |
|-------------------------------|---|----------------|-----------------|
| 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 | | |

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)**.

* 2024 values are considered "working values" and are subject to change.

| Property Assessment Values | | | | | |
|----------------------------|-----------|------------------------|---------------------|----------------------|-------------|
| Year | Land | Building / Improvement | Just / Market Value | Assessed / SOH Value | Tax |
| 2024 | \$669,380 | \$131,700 | \$801,080 | \$659,200 | |
| 2023 | \$669,380 | \$131,700 | \$801,080 | \$599,280 | \$14,836.44 |
| 2022 | \$127,500 | \$424,850 | \$552,350 | \$544,800 | \$12,229.71 |

| 2024 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$801,080 | \$801,080 | \$801,080 | \$801,080 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$659,200 | \$801,080 | \$659,200 | \$659,200 |
| 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 | \$659,200 | \$801,080 | \$659,200 | \$659,200 |

| Sales History | | | |
|---------------|-------|-------------|------------------|
| Date | Type | Price | Book/Page or CIN |
| 12/10/2020 | SW*-T | \$100 | 116959943 |
| 3/14/2017 | SW*-E | \$3,100,000 | 114269380 |
| 3/8/2006 | WD | \$585,000 | 41781 / 503 |
| 7/16/1999 | WD | \$155,000 | 29691 / 465 |
| 2/1/1974 | WD | \$70,000 | |

| Land Calculations | | |
|--|--------|------|
| Price | Factor | Type |
| \$105.00 | 6,375 | SF |
| | | |
| | | |
| Adj. Bldg. S.F. (Card, Sketch) | | 2634 |
| Units | | 5 |
| Eff./Act. Year Built: 1967/1966 | | |

* Denotes Multi-Parcel Sale (See Deed)

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



Darian L. Garcia
*Sr Specialist-OSP Design
Engineer
SE- Construction & Engineering*

AT & T Florida
715 N Federal Hwy,
Hollywood, FL 33020

Mobile 772-979-5659
dg695d@att.com

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

Darian L. Garcia
Sr Specialist-OSP Design Engineer
SE Construction & Engineering



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 above-mentioned 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,

A handwritten signature in blue ink, appearing to read "Isabel M. Morales".

Isabel M. Morales
Real Estate Services

Attachments