



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.*

<p>LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)</p> <p>New nonresidential less than 5,000 square feet Change of use (same 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> <p>COMPLETE SECTIONS B, C, D, G</p>	<p>LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)</p> <p>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> <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p>LEVEL III PLANNING AND ZONING BOARD (PZB)</p> <p>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> <p>COMPLETE SECTIONS B, C, D, E, F</p>	<p>LEVEL IV CITY COMMISSION (CC)</p> <p>Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way</p> <p>City Commission Review Only <i>(review not required by PZB)</i> Vacation of Easement*</p> <p>COMPLETE SECTIONS B, C, D, E, F</p>
<p>EXTENSION</p> <p>Request to extend approval date for a previously approved application</p> <p>COMPLETE SECTIONS B, C, H</p>	<p>DEFERRAL</p> <p>Request to defer after an application is scheduled for public hearing</p> <p>COMPLETE SECTIONS B, C, H</p>	<p>APPEAL/DE NOVO</p> <p>Appeal decision by approving body De Novo hearing items</p> <p>COMPLETE SECTIONS B, C, H</p>	<p>PROPERTY AND ROW ITEM</p> <p>Road closures Construction staging plan Revocable licenses</p> <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.*

<p>Applicant/Property Owner</p> <p>Address</p> <p>City, State, Zip</p> <p>Phone</p> <p>Email</p> <p>Proof of Ownership</p> <p>Applicant Signature:</p>	<p>Authorized Agent</p> <p>Address</p> <p>City, State, Zip</p> <p>Phone</p> <p>Email</p> <p>Authorization Letter: nchakas@lochrielaw.com</p> <p>Agent Signature:</p>
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C PARCEL INFORMATION

Address/General Location	
Folio Number(s)	
Legal Description (Brief)	
City Commission District	
Civic Association	

D LAND USE INFORMATION

Existing Use	
Land Use	
Zoning	
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														
Project Description <i>(Describe in detail)</i>														
Estimated Project Cost	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>												
Affordable Housing Number of Units		30%		50%		60%		80%		100%		120%		140%



Waterway Use					
Flex Units Request					
Commercial Flex Acreage					
Residential Uses					
Single Family					
Townhouses					
Multifamily					
Cluster/Zero Lot Line					
Other					
Total (dwelling units)					
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	
Parking Reduction	
Public Participation	
Non-Residential Uses	
Commercial	
Restaurant	
Office	
Industrial	
Other	
Total (square feet)	

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)			
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			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front [____]			
Side [____]			
Corner / Side [____]			
Rear [____]			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street [____]			
Sides / Secondary Street [____]			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

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 <i>(No more than 24 months)</i>		Justification Letter Provided		Indicate Approving Body Appealing	
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>				De Novo Hearing Due to City Commission Call-Up	

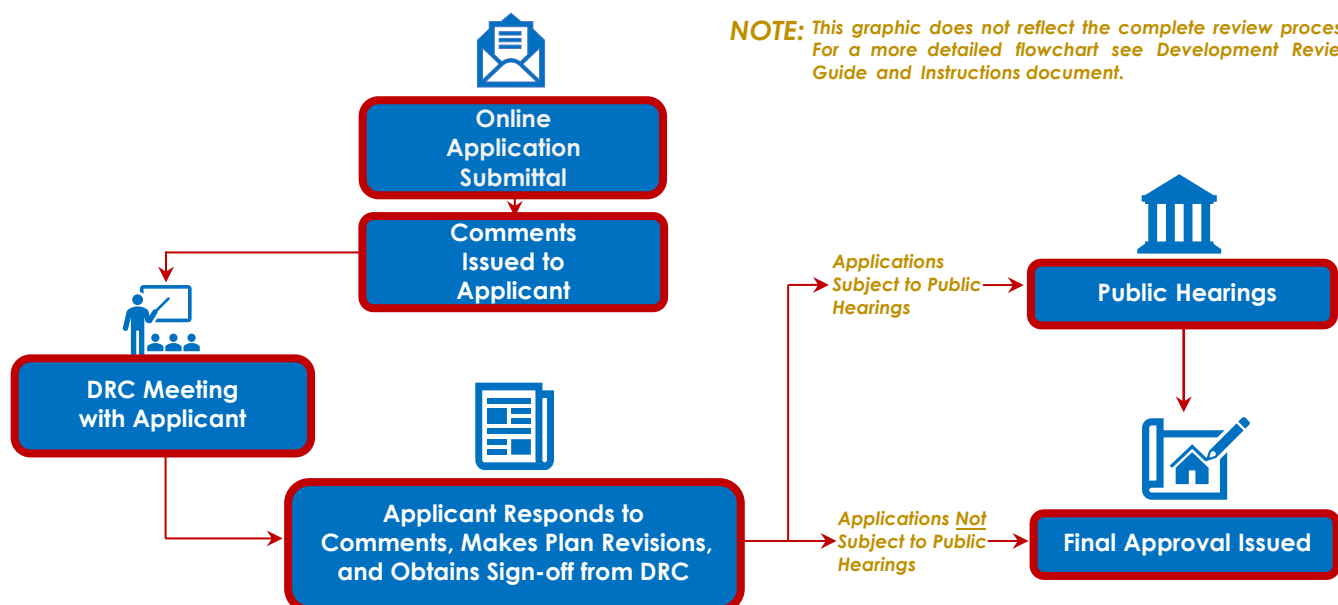
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- 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 DDGoodrum@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.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
- 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.
- 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.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) 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	
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	

PROJECT:

650 NORTH ANDREWS UTILITY EASEMENT VACATION

UDP-EV
650 NORTH ANDREWS AVENUE,
FORT LAUDERDALE

LEGAL DESCRIPTION:

PROJECT TEAM

OWNER
650 N ANDREWS, LLC
1044 BROADWAY,
WOODMERE, NY 11598

LAND USE ATTORNEY
STEPHANIE J. TOOTHAKER, ESQ.
401 E Las Olas Blvd, Ste 130-154
Fort Lauderdale, FL 33301
954.648.9376

CIVIL ENGINEER/LAND PLANNER
FLYNN ENGINEERING
SERVICES, PA
241 Commercial Blvd
Lauderdale-By-The-Sea, FL 33308
954.990.7804

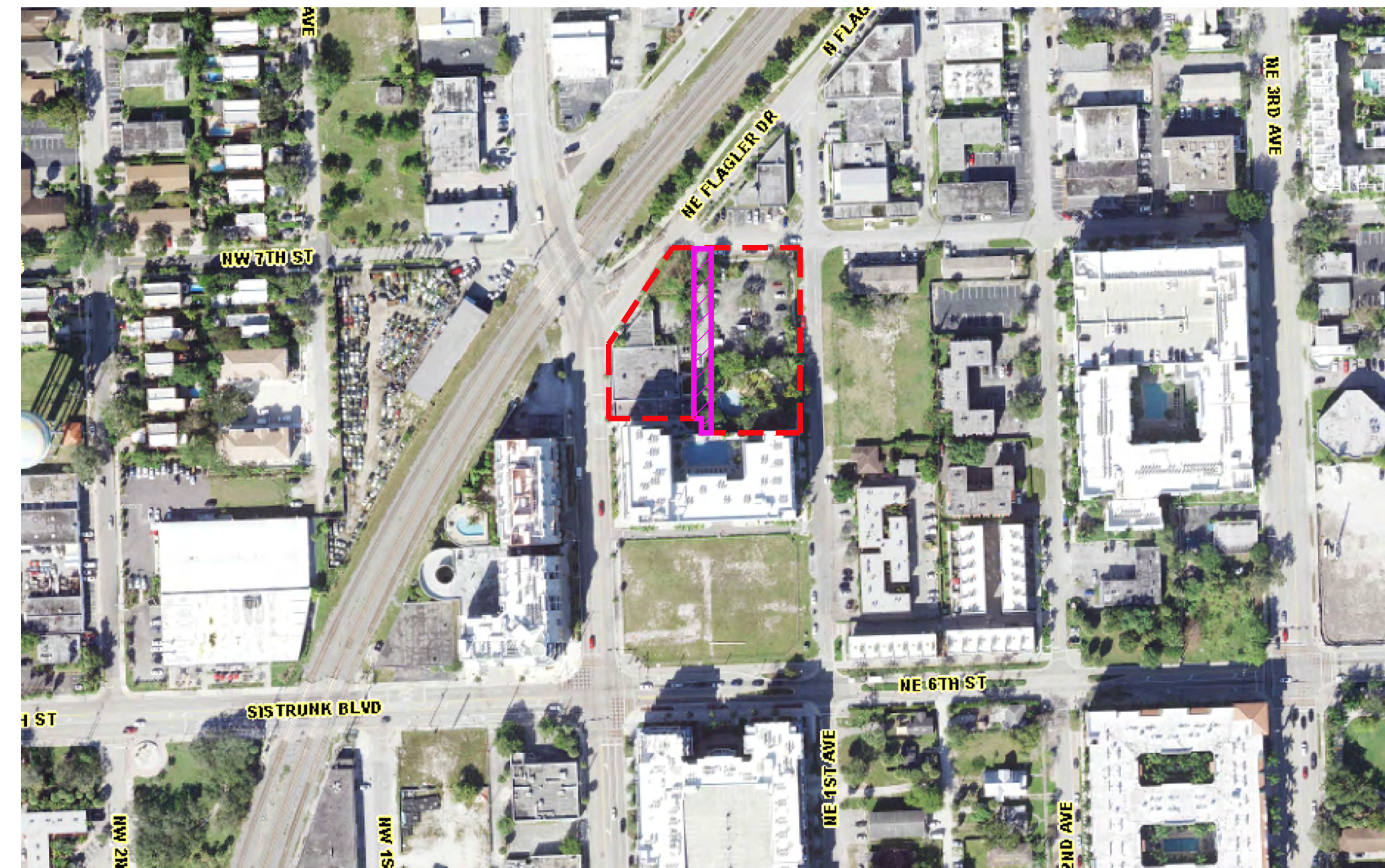
PROJECT TEAM

AT&T DARIAN GARCIA 561.699.8478 dg695d@att.com	PUBLIC WORKS / CITY IGOR VASSILIEV 954.828.5862 ivassiliev@fortlauderdale.gov
FP&L MARK MARKOS 954.717.2138 mark.markos@fpl.com	TECO TERRY SCHUR tpschor@tecoenergy.com

COMCAST
RICARDO DAVIDSON
754.221.1322
ricardoa_davidson@cable.comcast.com

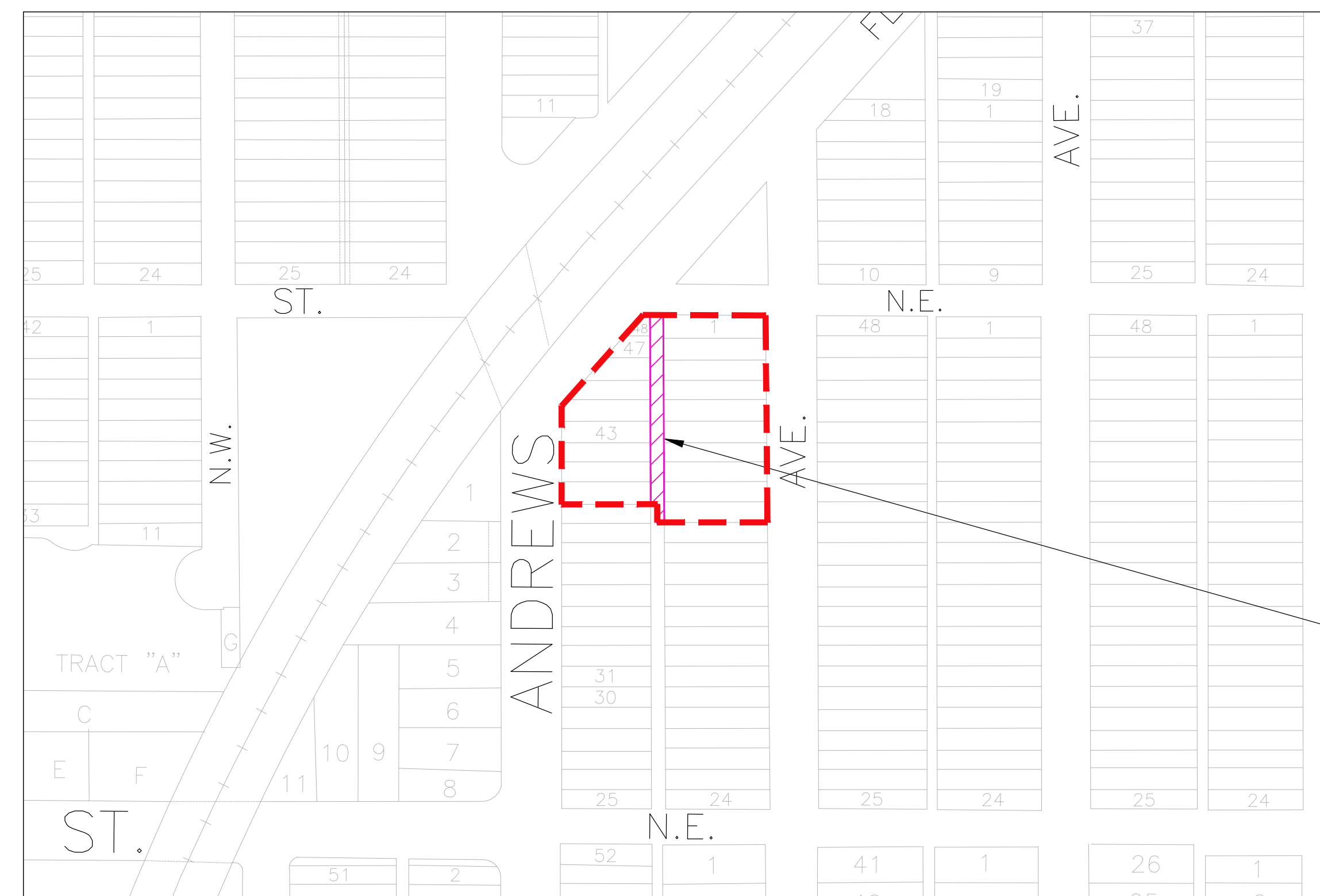
SHEET INDEX

	SURVEY
	PLAT
C0.0	UTILITY EASEMENT EXHIBIT
C0.1	CONCEPTUAL SITE PLAN



AERIAL MAP
NTS

49T-34R-42S



LOCATION MAP:
NTS

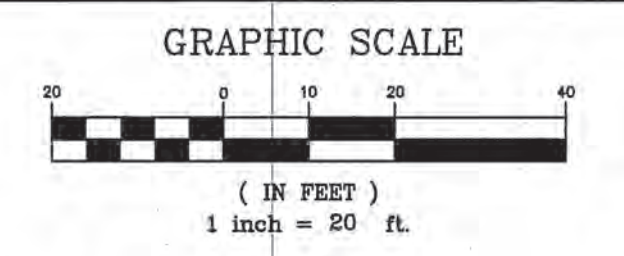
TAX ID: 4942 34 15 0060



**EASEMENT
LOCATION**

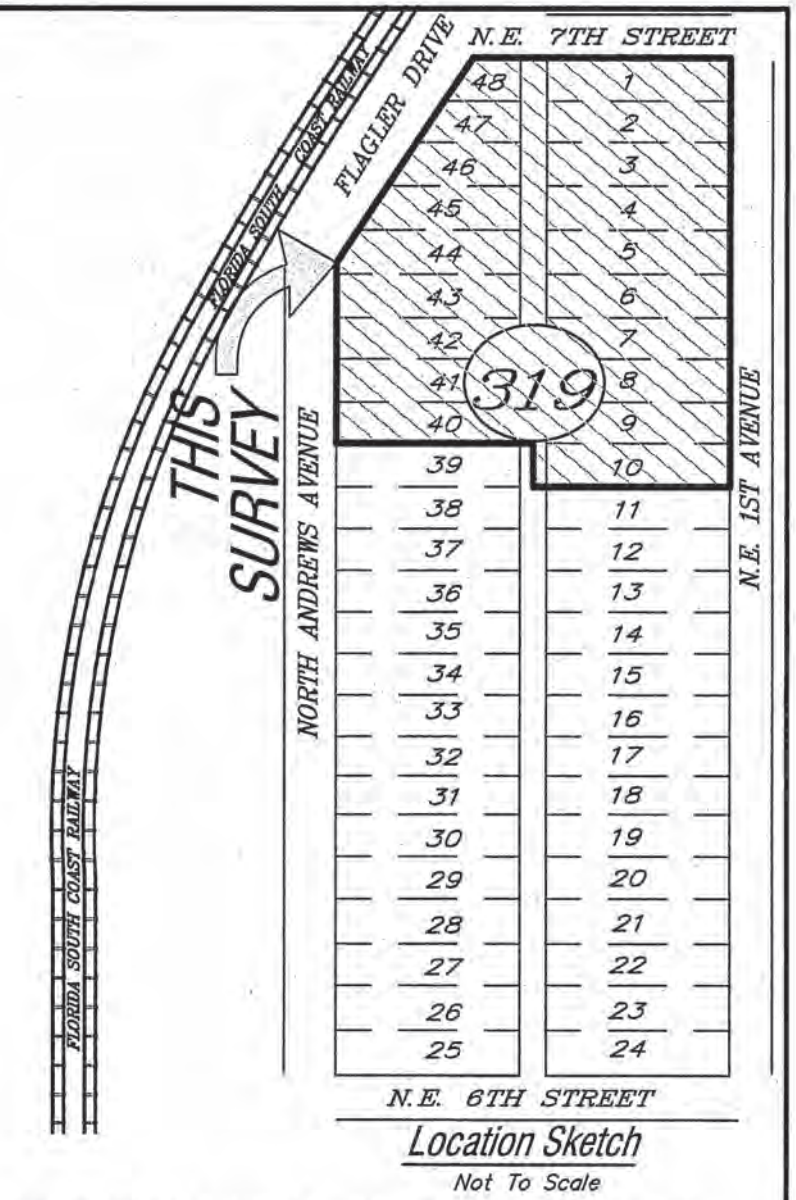
<p>241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308 PHONE: (954) 522-1004 WWW.FLYNNENGINEERING.COM EB# 6578</p>	Drawn by MGA	Date 12/05/23
	Proj. Mgr. SROD	Plot Date 12/05/23
	Appr. by JMF	
	Job No. 22-1728.00	

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615



ALTA/NSPS LAND TITLE SURVEY

**LOTS 1 THROUGH 10,
 BLOCK 319, PROGRESSO,
 PLAT BOOK 2, PAGE 18, M.D.C.R.
 TOGETHER WITH LOTS 40
 THROUGH 48,
 BLOCK 319, PROGRESSO,
 PLAT BOOK 1, PAGE 125,
 M.D.C.R.**



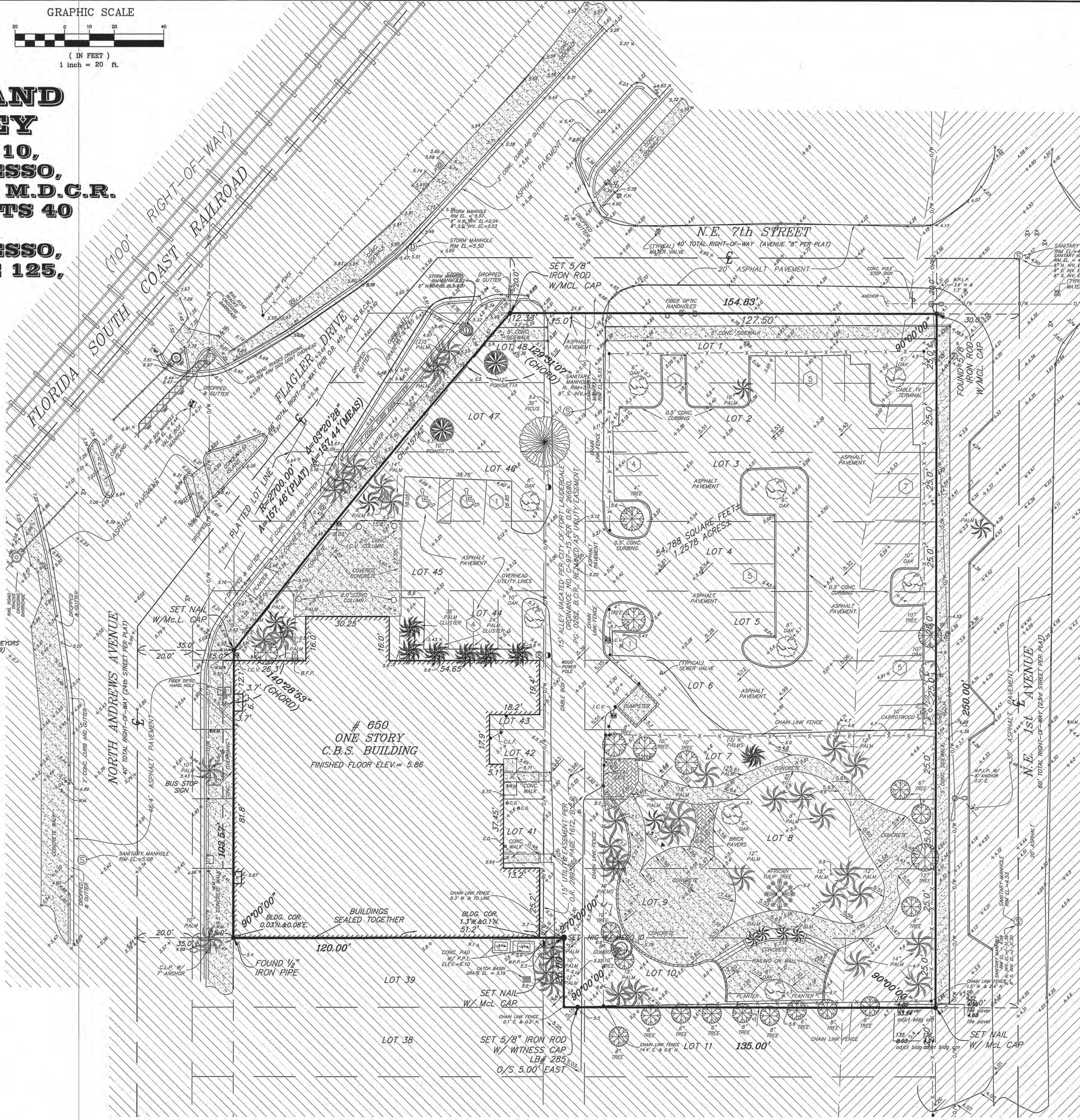
- TREE SYMBOLS**
 INDICATES DIAMETER (D.B.H.)
- AFRICAN TULIP
 - CARROTWOOD TREE
 - FIGUS TREE
 - GUMBO LIMBO
 - OAK TREE
 - PALM TREE
 - POINKSETIA
 - UNKNOWN TREE
- FLOOD ZONE LEGEND**
- ZONE "AH"
= (EL=6.0)
 - ZONE "X"
= 0.2% ANNUAL CHANCE OF FLOOD HAZARD

- LEGEND**
- Δ = CENTRAL ANGLE (DELTA)
 - A/C = AIR CONDITIONING
 - A.K.A. = ALSO KNOWN AS
 - A.L.P. = ALUMINUM LIGHT POLE
 - ALTA = AMERICAN LAND TITLE ASSOCIATION
 - A OR L = ARC LENGTH
 - B.C.R. = BROWARD COUNTY RECORDS
 - B.F.P. = BACK FLOW PREVENTOR
 - B.H. = BULKHEAD
 - B = BASE LINE
 - C.A.T.V. = CABLE TV TERMINAL OR BOX
 - CALC. = CALCULATED
 - C.B.S. = CONCRETE, BLOCK AND STUCCO
 - C.C. = CENTERLINE OF RIGHT-OF-WAY
 - CH. = CHORD
 - CH.BNG. = CHORD BEARING
 - C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
 - C.L.F. = CHAIN LINK FENCE
 - C.L.P. = CONCRETE LIGHT POLE
 - C.P.L.P. = CONCRETE POWER LIGHT POLE
 - C.P.P. = CONCRETE POWER POLE
 - CO. = COMPANY
 - CONC. = CONCRETE
 - C/O = CLEAN OUT
 - D.B. = DEED BOOK
 - DESC. = DESCRIPTION FROM FORMER DESCRIPTION
 - DIAM. = DIAMETER
 - D.B.H. = DIAMETER AT BREAST HEIGHT
 - ELEC. = ELECTRIC
 - ELEV. OR EL. = ELEVATION
 - FT. = FEET
 - F.H. = FIRE HYDRANT
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - F.P.L. = FLORIDA POWER AND LIGHT CO.
 - G.T.M. = GREASE TRAP MANHOLE
 - H.M. = HAND HOLE
 - I.C.V. = IRRIGATION CONTROL VALVE
 - INV. = INVERT
 - LB. = LICENSE BUSINESS
 - MAG. = MAGNET
 - M.D.C.R. = MIAMI DADE COUNTY RECORDS
 - MEAS. = FIELD MEASURE
 - P. = PARKING SPACES
 - M.H.W. = MEAN HIGH WATER
 - MISC. = MISCELLANEOUS
 - M.L.P.(O) = METAL LIGHT POLE
 - ± = MORE AND LESS
 - NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - NOV29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
 - NAVD88 = NORTH AMERICAN VERTICAL DATUM (1988)
 - N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
 - NO. = NUMBER
 - O.R.B. = OFFICIAL RECORDS BOOK
 - O/S = OFFSET
 - O/W = OVERHEAD UTILITY LINES
 - PC = PAGE
 - P.B. = PLAT BOOK
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - P.C. = POINT OF CURVE
 - P.C.D. = POLLUTION CONTROL DEVICE
 - P.I. = POINT OF INTERSECTION
 - P.I.V. = POST INDICATOR VALVE
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.C. = POINT OF REVERSE CURVE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - R. = RADIOS
 - R.C.P. = REINFORCED CONCRETE PIPE
 - R/W = RIGHT-OF-WAY
 - S.B.T. = SOUTHERN BELL TELEPHONE
 - SA = SEWER VALVE
 - S.H.W. = SEASONAL HIGH WATER LINE
 - S.T.L. = SURVEY TIE LINE
 - TAN. = TANGENT
 - TALR. = TANGENT BEARING
 - W.M. = WATER METER
 - W.P. = WATER VALVE
 - W.F. = WET FACE OF BULKHEAD
 - W.F. = WET FACE OF CAP
 - W.L.P. = WOOD STREET LIGHT POLE
 - W.P.P. = WOOD POWER POLE
 - W/M.C. CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
 - W/M.C. = WITH WITNESS CAP # 285
 - W/M.C. = WITH WITNESS CAP # 285
 - W.M.C. = HANDICAPPED PARKING SPACE

- NOTES:**
- This survey reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
 - Underground improvements if any not located.
 - This drawing is not valid unless sealed with an authorized surveyors seal.
 - Boundary survey information does not infer title or ownership.
 - Reference Bench Mark: City of Fort Lauderdale Benchmark # NW 925 Elev. = 4.45(NAVD88).
 - Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 5.83$
 - This property lies in Flood Zones "AH", Elev.=6.0 and "X", 0.2% Annual Chance of Flood Hazard Per Flood Insurance Rate Map No. 12011C0389 H, Dated: August 18, 2014, Community Panel No. 125105.
 - Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.

OFFICE NOTES

FIELD BOOK NO. T.D.S., PRINT REF. DWG. 93-2-35, LB# 390/60, PRINT, TDS, EFB
 JOB ORDER NO. U-2408, V-4213, V-7229, V-7589
 CHECKED BY: _____
 DRAWN BY: NATE, KT, RDR, KT



Legal Description
 The following tract or parcel of land situated in the County of Broward, and the State of Florida, being more particularly described as follows:

Parcel 1
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 319, Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands now lying and being in Broward County, Florida, and

Lots 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block 319, Supplemental Plat of Block - 319 Town of Progresso Dade Co. Fla. according to the plat thereof, as recorded in Plat Book 1, Page 125, of the Public Records of Miami-Dade County, Florida, said lands now lying and being in Broward County, Florida, lying East of North Andrews Avenue and lying Southeasterly of Flagler Drive.

and less right of way as described in Official Records Book 411, Page 63, of the Public Records of Broward County, Florida.

Parcel 2
 Together with those portions of vacated 15 foot alley lying adjacent to Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 319, Progresso, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the Public Records of Miami-Dade County, Florida, said lands now lying and being in Broward County, Florida and Lots 40, 41, 42, 43, 44, 45, 46, 47 and 48, Block 319, Supplemental Plat of Block - 319 Town of Progresso Dade Co. Fla. according to the plat thereof, as recorded in Plat Book 1, Page 125, of the Public Records of Miami-Dade County, Florida, said lands now lying and being in Broward County, Florida, per the City of Fort Lauderdale Ordinance No. C-97-15 recorded July 10, 1997, in Official Records Book 26690, Page 282, of the Public Records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 54,788 square feet or 1.2578 acres, more or less.

- TITLE NOTES:**
- There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per American Land Title Association Commitment No. 5124807-0-FL-MP-SHL, dated January 31, 2023 at 8:00AM.
6. Easement, by and between, Lighthouse of Broward County, Inc., and City of Fort Lauderdale, recorded October 28, 1998, in Official Records [Book 28950, Page 1612], of the Public Records of Broward County, Florida affects this property and as shown.
7. Ordinance No. 2002-61 recorded November 21, 2002, in Official Records [Book 34145, Page 1891] of the Public Records of Broward County, Florida does not affect this property.
8. Ordinance No. 2005-20 recorded July 15, 2005, in Official Records [Book 40082, Page 1796] of the Public Records of Broward County, Florida affects this property (nothing plottable).
9. Ordinance No. C-97-15 recorded July 10, 1997, in Official Records [Book 26690, Page 282], of the Public Records of Miami-Dade County, Florida affects this property and as shown.
10. Educational Mitigation Agreement recorded March 16, 2007, in Official Records [Book 43756, Page 1606] Amendment recorded March 31, 2017, in Official Records Instrument Number [114295268], of the Public Records of Broward County, Florida affects this property (nothing plottable).
11. Matters set forth in Specialty Paving Affidavit recorded April 26, 2019, in Official Records Instrument Number [115766095], of the Public Records of Broward County, Florida affects this property, not a survey matter.

ALTA/NSPS Land Title Survey Certification:
 To: Fromberg Perlow & Kornik, P.A.
 EVERMORE BANK, a Florida banking corporation, ISAOA/ATMA Kensington Vanguard National Land Services, LLC, Old Republic National Title Insurance Company and 650 North Andrews LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.

The fieldwork was completed on September 23rd, 2022.

CERTIFICATION
 We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 14th day of July, 2006.
 Area added this 28th day of July, 2006.
 Resurveyed this 3rd day of April, 2019.
 Resurveyed this 23rd day of September, 2022.
 Title note added this 19th day of January, 2023.

Digitally signed by Jerald A McLaughlin:A014 10C0000177F88 B6A11000174C4 Date: 2023.03.03 14:32:29 -05'00'

McLAUGHLIN ENGINEERING COMPANY
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

FILE NO: 06-3-87(N)(23)

SUPPLEMENTAL PLAT OF BLK-319
TOWN OF PROGRESSO DADE CO. FLA.

State of Missouri
 County of Jackson ss.

Personally appeared before me the undersigned authority, The Florida Fruit Lands Com-
 pany, a corporation organized and existing under the laws of the State of Colorado, by George
 A. Fardick its president, and John Matthew, its secretary, who being both duly sworn,
 under oath say that they are the officers as stated herein of said corporation, that the cor-
 poration executed the accompanying supplemental plat of Block 319 in the town of

Progresso, Dade County, Florida,
 To the end that said supplemental
 plat may be admitted to record
 according to law. That the
 aforesaid corporate seal of the
 corporation was affixed to said
 survey and map under resolution
 of the Board of Directors of said
 corporation and that the same
 is the genuine and authentic
 corporate seal of said cor-
 poration, The Florida Fruit
 Lands Company, Execution
 on behalf of said corporation, and
 its seal affixed hereto this 26th day
 of April, A.D. 1912

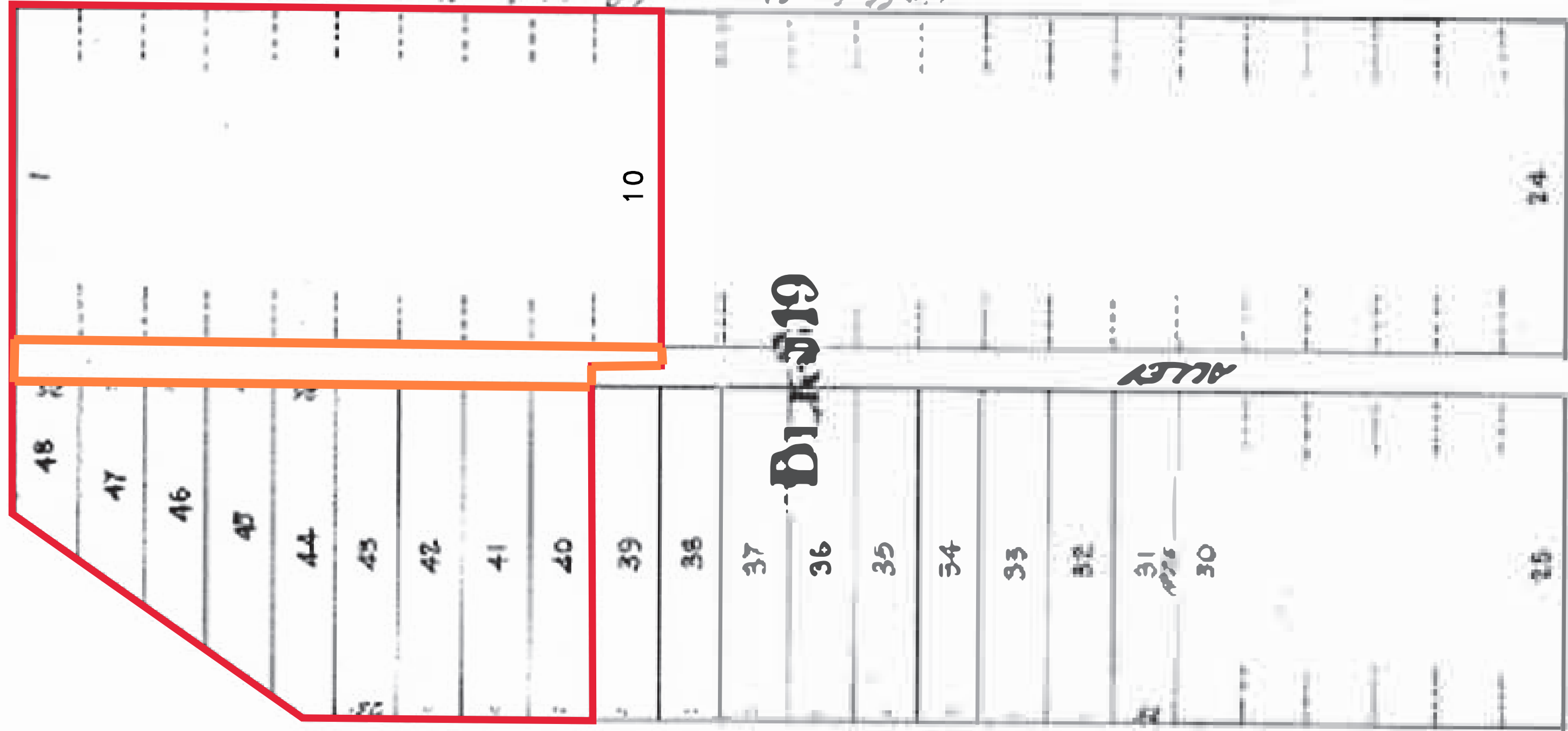
George A. Fardick
 President

John Matthew
 Secretary

Sworn and subscribed by the
 parties hereto before me this
 26th day of April, A.D. 1912.
 J. H. P. [Signature]
 Notary Public

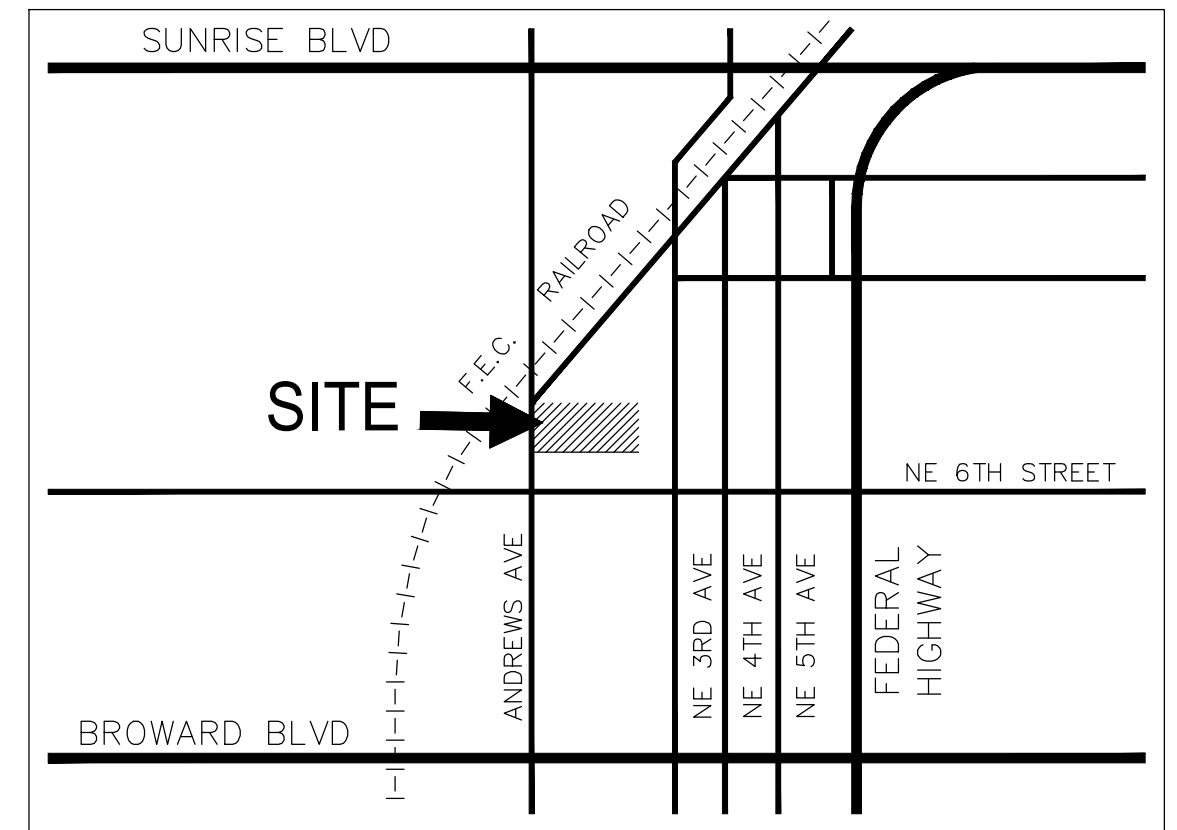
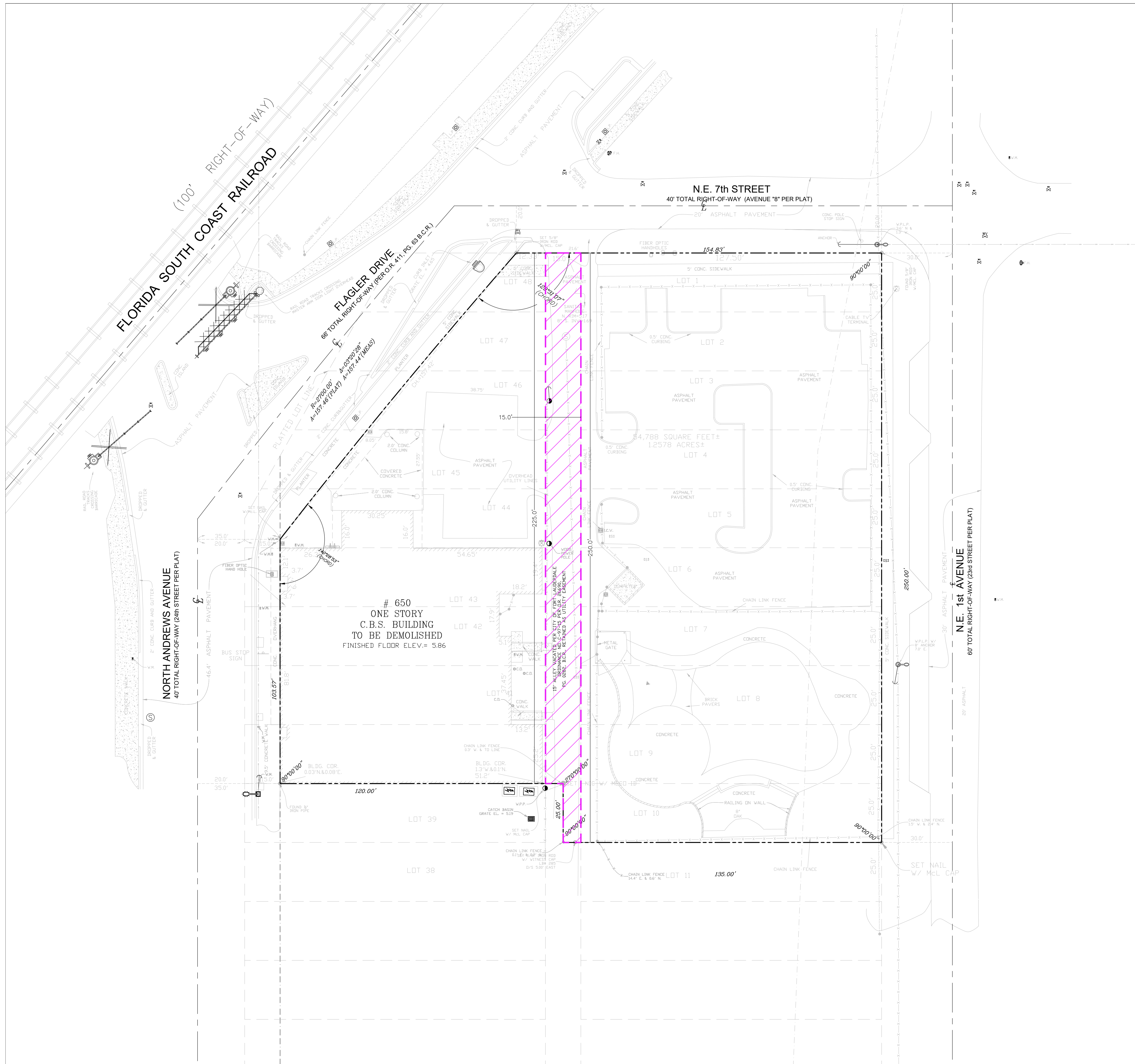
My commission expires Apr. 18, 1913.

AVE. B.



AVE. A

STATE OF MISSOURI,
 COUNTY OF JACKSON.)
 I, J. H. P., Notary Public,
 do hereby certify that the foregoing is a true and correct copy of the original plat of Block 319, Town of Progresso, Dade County, Florida, as recorded in my office on the 26th day of April, 1912.
 J. H. P.
 Notary Public



LEGEND:

15' UTILITY EASEMENT TO BE VACATED

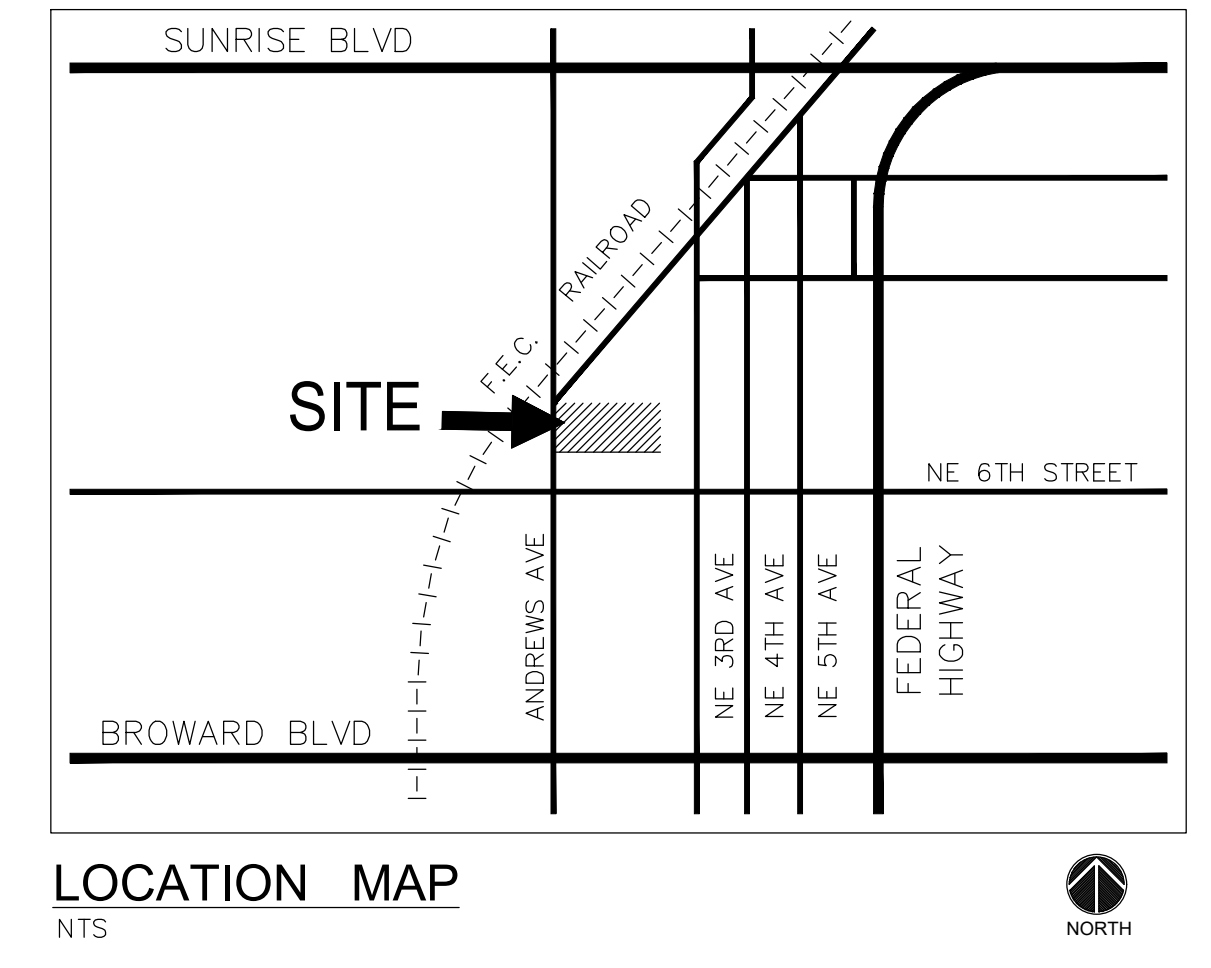



Revisions

Phase:
DRC DOCUMENTS

SEAL

Scale:	Date
1"=20'	12/13/23
Job No.	Plot Date
22-1728.00	12/13/23
Drawn by	Sheet No.
GA	C0.0
Proj. Mgr.	
BMK	
Appr. by	
BMK	of 1



LEGEND:
 15' UTILITY EASEMENT TO BE VACATED



Revisions

▲		
▲		
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Phase:
 DRC DOCUMENTS

SEAL

Scale: 1"=20'	Date 12/15/23
Job No. 22-1728.00	Plot Date 12/15/23
Drawn by GA	Sheet No. C0.1
Proj. Mgr. BMK	
Appr. by BMK	of 1



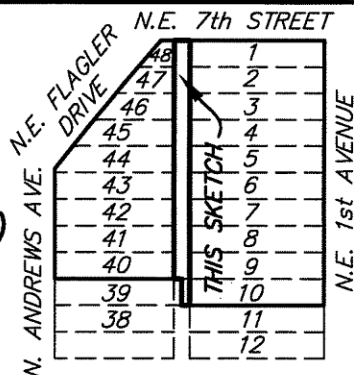
McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM

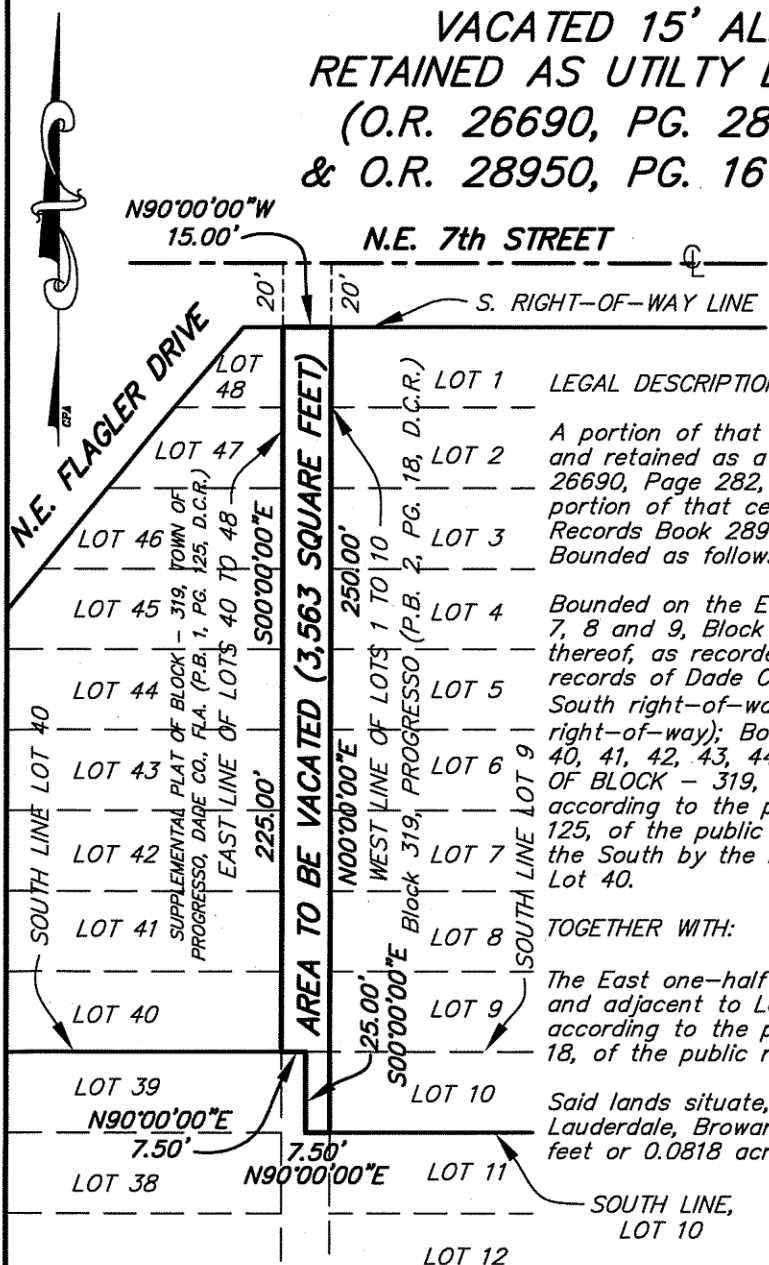


SCALE 1" = 60' **SKETCH AND DESCRIPTION**

VACATED 15' ALLEY
RETAINED AS UTILITY EASEMENT
(O.R. 26690, PG. 282, B.C.R.
& O.R. 28950, PG. 1612, B.C.R.)



SITE LAYOUT
NOT TO SCALE



LEGAL DESCRIPTION:

A portion of that certain 15.00 foot platted Alley now Vacated and retained as a Utility Easement in Official Records Book 26690, Page 282, Broward County Records, and also being a portion of that certain Utility Easement recorded in Official Records Book 28950, Page 1612, Broward County Records, Bounded as follows:

LOT 4 Bounded on the East by the West line of Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 319, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida; Bounded on the North by the South right-of-way line of N.E. 7th Street (40 foot right-of-way); Bounded on the West by the East line of Lots 40, 41, 42, 43, 44, 45, 46, 47 and 48, SUPPLEMENTAL PLAT OF BLOCK - 319, TOWN OF PROGRESSO, DADE CO., FLA., according to the plat thereof, as recorded in Plat Book 1, Page 125, of the public records of Dade County, Florida. Bounded on the South by the Easterly extension of the South line of said Lot 40.

TOGETHER WITH:

The East one-half (E 1/2) of said Vacated Alley, lying West of and adjacent to Lot 10, of said Block 319, PROGRESSO, according to the plat thereof, as recorded in Plat Book 2, Page 18, of the public records of Dade County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 3,563 square feet or 0.0818 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this day of January, 2024.

McLAUGHLIN ENGINEERING COMPANY
 A DIVISION OF CONTROL POINT ASSOC. INC.

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. LS5269
 State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. 230

CHECKED BY: _____

REF. DWG.: _____

C: JMMjr/2024/230

December 19, 2023

VIA LAUDERBUILD

DEVELOPMENT REVIEW COMMITTEE
URBAN DESIGN & PLANNING DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES
CITY OF FORT LAUDERDALE
700 NW 19th AVENUE
FORT LAUDERDALE, FL 33311

**RE: 650 North Andrews Avenue – Case No. UDP-EV23010
Site Plan Level IV – Easement Vacation Project Narrative**

This firm represents 650 NORTH ANDREWS LLC (“Applicant”), the owner of 650 North Andrews Avenue, Fort Lauderdale, FL 33301, Folio Nos. 494234150060 (the “Property”). The Applicant is requesting Site Plan Level II approval to develop a mixed-use project (“Project” or “650 North Andrews”) in the Regional Activity Center – Urban Village (“RAC-UV”) within the “Urban Neighborhood” Character Area as defined in the Downtown Master Plan (“DMP”). The Property is located at the block bordered by North Andrews Avenues, Flagler Drive, NE 7th Street, and NE 1st Street. The Property is also located southeast of the Florida East Coast (“FEC”) Railway in the City of Fort Lauderdale’s (“City”) Downtown. The Property is 1.73 gross acres or 75,300 gross square feet.

On behalf of the Applicant, we are respectfully requesting to vacate the 15' Alley Vacated Per City of Fort Lauderdale Ordinance No. C-97-15 Per O.R. 26690, PG. 0282, B.C.R., Retained as Utility Easement (“Easement”). The Easement vacation is to be processed concurrently with the Site Plan Level II application (Case No. UDP-S23057) for a mixed-use residential tower in the City of Fort Lauderdale’s (“City”) Downtown.

Provided below is the point-by-point analysis demonstrating the request meets the criteria for a vacation of easement pursuant to ULDR Sec. 47-24.7, Criteria for Vacation of Easement, and Sec. 47-25.2. Adequacy Requirements.

Sec. 47-24.7. - Vacation of easement.

A. *Vacation of easement (city commission).*

1. *Applicant.* The applicant shall be the owner of property subject to public easement sought to be vacated or the city.

RESPONSE: The Applicant owns the subject property located at 650 North Andrews Avenue, Fort Lauderdale, FL 33301. The utility easement vacation is required for the development of the 650 N. Andrews Avenue mixed-use residential Project (Case No. UDP-S23057).

2. *Application.* An application for a vacation of easement shall be made to the department, and shall include a legal description of the easement or portion thereof proposed to be vacated and written consent executed by every utility company with existing utilities or a right to locate such utilities within the easement.

RESPONSE: The utility easement is more specifically identified in the survey and drawings included in this application. Letters of no objection from the franchised utility companies have been requested and will be provided once obtained.

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

3. *Review process.*
 - a. An application shall be submitted to the development review committee for review to consider if the application meets the criteria for a vacation of easement.
 - b. The DRC shall prepare a report to be included with the application regarding existing utilities within the easement and whether the criteria have been met.
 - c. The DRC shall forward its recommendation for a vacation of an easement to the city commission.
 - d. During a regular public meeting, the city commission consider the application and the record and recommendations forwarded by the DRC and shall hear public comment on the application.
 - e. If the city commission determines that the application meets the criteria for vacation, the city commission shall approve the vacation. If the city commission determines that the proposed development or use does not meet the criteria, the city commission shall deny the vacation.
 - f. Approval of a vacation of an easement shall be by resolution adopted by the city commission.

RESPONSE: Acknowledged and will comply.

4. *Criteria.* An application for a vacation of an easement shall also be reviewed in accordance with the following criteria:
 - a. The easement is no longer needed for public purposes.

RESPONSE: The easement is no longer needed for public purposes. If utilities are currently located within the easement, they shall be relocated to a newly dedicated easement.

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

RESPONSE: If required, any utilities currently located within this easement area will be relocated pursuant to a relocation plan developed with the affected franchise utility company. The Applicant will obtain letters of no objection from all required utility companies.

5. *Appeal.* If an application for vacation is denied by the city commission, the applicant may appeal the decision in accordance with the procedures provided in Section 47-26B, Appeals.

RESPONSE: Acknowledged.

6. *Effect upon approval.* The resolution approving a vacation of easement shall be recorded in the public records of the county within thirty (30) days after adoption. The resolution may provide for the retention of a utility or other type of easement needed by the city, and may have a delayed effective date in order that any necessary conditions relating to the vacation may be made.

RESPONSE: Acknowledged.

Section 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: Not applicable. The proposed utility easement 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: Not applicable. The easement vacation will not affect current stormwater management facilities.

- 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: Not applicable. The proposed utility easement vacation does not impact environmentally sensitive lands.

- 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: Not applicable. Refer to Site Plan Application (Case No. UDP-S23057).

- 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: Not applicable. Refer to Site Plan Application (Case No. UDP-S23057).

- 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: Not applicable. Refer to Site Plan Application (Case No. UDP-S23057).

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.
2. *Potable water facilities.*
 - a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
 - b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
 - c. Where the county is the projected service provider, a similar written assurance will be required.

RESPONSE: Not applicable. The easement vacation does not impact potable water facilities. Refer to Site Plan Application (Case No. UDP-S23057).

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: Not applicable. The easement vacation does not impact sanitary sewer facilities. Refer to Site Plan Application (Case No. UDP-S23057).

- 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: Not applicable. The easement vacation does not impact public school facilities. Refer to Site Plan Application (Case No. UDP-S23057).

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: Not applicable. Refer to Site Plan Application (Case No. UDP-S23057).

- 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: Not applicable. The easement vacation does not affect stormwater facilities. Refer to Site Plan Application (Case No. UDP-S23057).

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.
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.

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 (½) 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 (½) 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: Not applicable. Refer to Site Plan Application (Case No. UDP-S23057).

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: Not applicable. Refer to Site Plan Application (Case No. UDP-S23057).

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: Not applicable. The proposed easement vacation does not impact pedestrian facilities. Refer to Site Plan Application (Case No. UDP-S23057).

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: Not applicable. The easement is located within the Property and is not located on a primary arterial street.

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: Not applicable. Refer to Site Plan Application (Case No. UDP-S23057).

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: Not applicable. Refer to Site Plan Application (Case No. UDP-S23057).

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: Not applicable. Refer to Site Plan Application (Case No. UDP-S23057).

- 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: Not applicable. Refer to Site Plan Application (Case No. UDP-S23057).

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: Not applicable. No structures have been identified on the Property as having archaeological or historical significance within the State of Florida authorized by law to do the same. Refer to Site Plan Application (Case No. UDP-S23057).

- 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 Property is not located east of the Intracoastal Waterway.

We are respectfully requesting that the City approve the of the above referenced easements based on the information provided above and the accompanied application package. Please contact me at stephanie@toothaker.org or (954) 648-9376 if you require any additional information.

Respectfully submitted,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq.



AFFIDAVIT FORM

Applications: As Required | Rev. 07/21/2022

INSTRUCTIONS: Indicate with an for the type of meeting, provide the applicable project information, hearing date, and indicate applicable public notice requirements. Sign the affidavit with notary. For specific public notice requirements, refer to the [Public Participation and Sign Notice Guide](#) or contact the Case Planner. Please print legibly.

STATE OF FLORIDA, BROWARD COUNTY AFFIDAVIT PUBLIC NOTICE REQUIREMENTS

DEVELOPMENT REVIEW COMMITTEE PLANNING AND ZONING BOARD HISTORIC PRESERVATION BOARD CITY COMMISSION

CASE NUMBER: UDP-EV23010 PROPERTY: 650 North Andrews Avenue MEETING DATE: 2/27/2024

APPLICANT OR AGENT (IF REPRESENTING APPLICANT): Stephanie J. Toothaker, Esq. APPEAL REQUEST: No

BEFORE ME, the undersigned authority, personally appeared Stephanie J. Toothaker, Esq. who upon being duly sworn and cautioned, under oath deposes and says:

- Affiant is the Applicant or Agent representing the applicant in the above cited City of Fort Lauderdale Review Case.
- The Affiant/Applicant has completed the following (indicate all applicable sections with an):

DEVELOPMENT REVIEW COMMITTEE MAIL NOTICE

- Affiant has been mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Development Review Committee meeting.
- Letter or email referenced above in (a) was sent at least **twenty-one (21) days** prior to the date of the Development Review Committee meeting noted above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Development Review Committee and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

HISTORIC PRESERVATION BOARD MAIL NOTICE

- Affiant has paid for and ensured that letters were mailed to all property owners located within three hundred (300) feet of the property that is the subject of the application. The letter sent by mail to the property owners includes a notification of the date, time, and place of the Historic Preservation Board meeting.
- Letter referenced above (a) was sent at least **fifteen (15) days** prior to the date set for the first Historic Preservation Board meeting cited above.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **ten (10) days** prior to the date of Historic Preservation Board and if the Affidavit is not submitted, the meeting on this case shall be cancelled.

PROJECT PRESENTATION MEETING

- Affiant has sent a letter(s) via regular mail or sent an email(s) to all property owners whose real property is located within three hundred (300) feet of the proposed project and mailed a letter(s) or sent an email(s) to all official city-recognized civic organization(s) within 300 feet of the proposed project. The letter(s) or email(s) sent by the Affiant includes a notification of the date, time, and place of the Applicant's Project Presentation meeting.
- Letter referenced above (a) was mailed prior to the submittal of the application to the Planning and Zoning Board application. Applicant's Project Presentation meeting was held at least **thirty (30) days** prior to the date of the Planning and Zoning Board meeting.
- Affiant has prepared a summary of the Project Presentation meeting cited above that documents the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion and comments expressed during the process.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **fifteen (15) days** prior to the date of the Planning and Zoning Board meeting and if the Affidavit has not submitted, the Public Hearing on this case shall be cancelled.

10-DAY PUBLIC SIGN NOTICE or 15-DAY PUBLIC SIGN NOTICE

- Posted or has caused to be posted on the Property signage provided by the City of Fort Lauderdale, which such signage notifies the date, time and place of the meeting.
- That _____ (provide number of signs posted) sign(s) as referenced above (a) was posted on _____ (provide date of posting) the property in such manner as to be visible from adjacent streets and waterways and was posted a minimum (see above marked 10 or 15 days) prior to the date of the meeting cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
- Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
- Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design and Planning office **five (5) calendar days** prior to the meeting date and if the Affidavit has not submitted, the meeting on this case shall be cancelled.

- Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties herefor.

IF APPLICANT COMPLETE BELOW

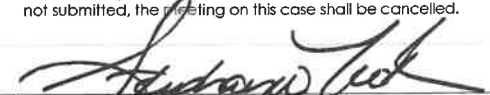
STATE OF FLORIDA:
COUNTY OF _____:

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this _____ day of _____, 2022, by _____ who is personally known to me or who has produced _____ as identification.

IF AN AGENT COMPLETE BELOW

STATE OF FLORIDA:
COUNTY OF Broward:

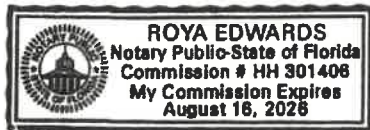
The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization, this 09 day of February, 2022, by Stephanie J. Toothaker, President of Toothaker.org, a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.


AFFILIANT SIGNATURE


(Signature of Notary Public - State of Florida)

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

[SEAL]



February 6, 2024

VIA EMAIL

Flagler Village Civic Association
Phillip Dunlap, President
(618) 558-0975
lphdunla@gmail.com
<https://www.flaglervillage.org/>

**RE: Notice of Development Review Committee Meeting
650 North Andrews Easement Vacation – Case No. UDP-EV23010**

This firm represents 650 NORTH ANDREWS LLC (“Applicant”), the owner of 650 North Andrews Avenue, Fort Lauderdale, FL 33301, Folio Nos. 494234150060 (the “Property”). On behalf of the Applicant, we are respectfully requesting to vacate the 15' Alley Vacated Per City of Fort Lauderdale Ordinance No. C-97-15 Per O.R. 26690, PG. 0282, B.C.R., Retained as Utility Easement (“Easement”). The Easement vacation is to be processed concurrently with the Site Plan Level II application (Case No. UDP-S23057) for a mixed-use residential tower in the City of Fort Lauderdale’s (“City”) Downtown.

As an agent for a Public Participation item, we are notifying the official civic associations within 300 feet of the Property regarding the 1) date 2) time and 3) location of the City of Fort Lauderdale Development Review Committee (“DRC”) meeting. The application is scheduled as follows:

Date: February 27, 2024
Time: TBD
Place: Greg Brewton Sustainable Development Center
Urban Design and Planning Conference Room
700 NW 19th Avenue Fort Lauderdale, FL 33311

Should you have any questions, please do not hesitate to contact stephanie@toothaker.org or (954) 648-9376. We look forward to answering any questions or comments regarding 650 North Andrews Easement Vacation.

Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq

Stephanie J. Toothaker, Esq.
land use development political strategy procurement

February 6, 2024

VIA EMAIL

Progresso Village Civic Association

J.J. Hankerson, President

pvca.ftl@gmail.com

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650 North Andrews Easement Vacation – Case No. UDP-EV23010**

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Respectfully,

/s/ Stephanie J. Toothaker

Stephanie J. Toothaker, Esq

Stephanie J. Toothaker, Esq.

land use development political strategy procurement

From: [Roya Edwards](#)
To: lphdunla@gmail.com
Cc: [Stephanie Toothaker](#)
Subject: 650 N Andrews - Case No. UDP-EV23010 DRC Public Notice (Flagler Village)
Date: Tuesday, February 6, 2024 5:35:00 PM
Attachments: [650 N Andrews - Case No. UDP-EV23010 DRC Public Notice \(Flagler Village\).pdf](#)
[image001.png](#)

Dear Phillip,

Please see the attached DRC meeting notice for a Site Plan Level IV application for an easement vacation proposed at the 650 North Andrews Avenue property.

Please let us know if you have any questions.

Thank you,

Roya Edwards, AICP

e: roya@toothaker.org

c: 954.675.6797

o: 501 SW 2nd Avenue, Suite A
Fort Lauderdale, Florida 33301

o: 401 E Las Olas Boulevard, Suite 130-154
Fort Lauderdale, Florida 33301



From: [Roya Edwards](#)
To: pvca.ftl@gmail.com
Cc: [Stephanie Toothaker](#)
Subject: 650 N Andrews - Case No. UDP-EV23010 DRC Public Notice (Progresso Village)
Date: Tuesday, February 6, 2024 5:24:00 PM
Attachments: [650 N Andrews - Case No. UDP-EV23010 DRC Public Notice \(Progresso Village\).pdf](#)
[image001.png](#)

Dear J.J.,

Please see the attached DRC meeting notice for a Site Plan Level IV application for an easement vacation proposed at the 650 North Andrews Avenue property.

Please let us know if you have any questions.

Thank you,

Roya Edwards, AICP

e: roya@toothaker.org

c: 954.675.6797

o: 501 SW 2nd Avenue, Suite A
Fort Lauderdale, Florida 33301

o: 401 E Las Olas Boulevard, Suite 130-154
Fort Lauderdale, Florida 33301





DEVELOPMENT REVIEW COMMITTEE (DRC) APPLICATION
WAIVER OF SECTION 166.033, FLORIDA STATUTES

CASE: UDP-EV2310
 REQUEST: Site Plan Level IV Review: Easement Vacation
 APPLICANT: 650 North Andrews LLC
 AGENT: Stephanie J. Toothaker, Esq.
 PROJECT NAME: 650 North Andrews- Utility Easement Vacation
 PROPERTY ADDRESS: 650 North Andrews Avenue
 ABBREVIATED LEGAL DESCRIPTION: PROGRESSO 1-125 D LOTS 1 THRU 10, TOG WITH LOT 40 THRU 47, 48 LESS ST BLK 319 TOGETHER WITH PORTION OF VAC'D 15 FT ALLEY ADJ TO LOTS 1-9 AND 40-48, AND E 1/2 OF VAC ALLEY ADJ TO & W OF LOT 10 AS PER OR 26690/282

ZONING DISTRICT: RAC- UV
 LAND USE: Downtown RAC
 COMMISSION DISTRICT: 2- Steven Glassman
 NEIGHBORHOOD ASSOCIATION: **Flagler Village Civic Association**
 CASE PLANNER: Adam Schnell, Urban Planner III

- For the above-mentioned case number, the applicant acknowledges and agrees to waive the time limits in Section 166.033(1), Florida Statutes, as amended.
- For the above-mentioned case number, the applicant acknowledges and agrees to waive the limitation of three requests for additional information by the City of Fort Lauderdale, in accordance with Section 166.033(2), Florida Statutes, as amended.

Printed Name of Owner or Agent

Corporate Title (if applicable)

Signature of Owner or Agent

Date



January 19, 2024

Sent Via Email

650 North Andrews LLC
650 North Andrews- Utility Easement Vacation

Stephanie J. Toothaker, Esq.
Stepanie@toothaker.org

Dear Applicant:

This letter provides the status of the development application submitted on December 19, 2024, and resubmitted with required material on January 19, 2024, described below, which the City has reviewed to determine whether the application is complete in accordance with Section 166.033(1), State Statute, as amended.

Case Number:	UDP-EV23010
Application Type:	Site Plan Level IV
Request:	Easement Vacation
Project Name:	650 North Andrews- Utility Easement Vacation
General Location:	650 North Andrews
Application Status:	COMPLETE
Approval/Denial Timeframes	
180 Days:	July 19, 2024

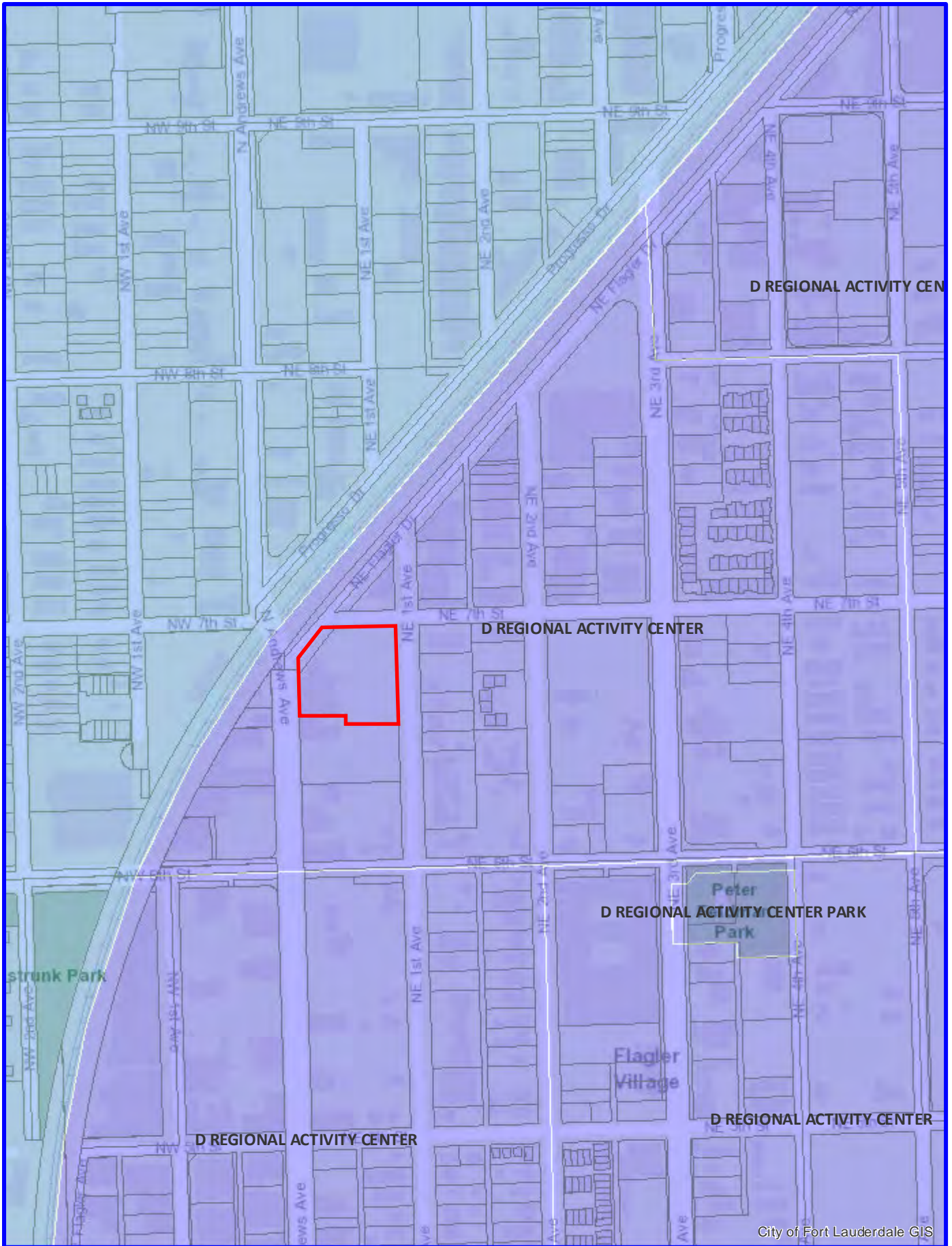
DRC Meeting Date:	February 27, 2024
Case Planner:	Adam Schnell, Urban Planner III

In accordance with Section 166.033(1), Florida Statutes, the City will approve, approve with conditions, or deny the application within 180 days of the date of this letter. The applicant may request a waiver to this timeline.

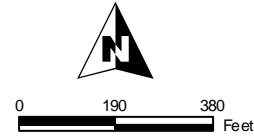
If there are any questions regarding this notice, you may contact me at adamrschnell@gmail.com or 954-828-4798.

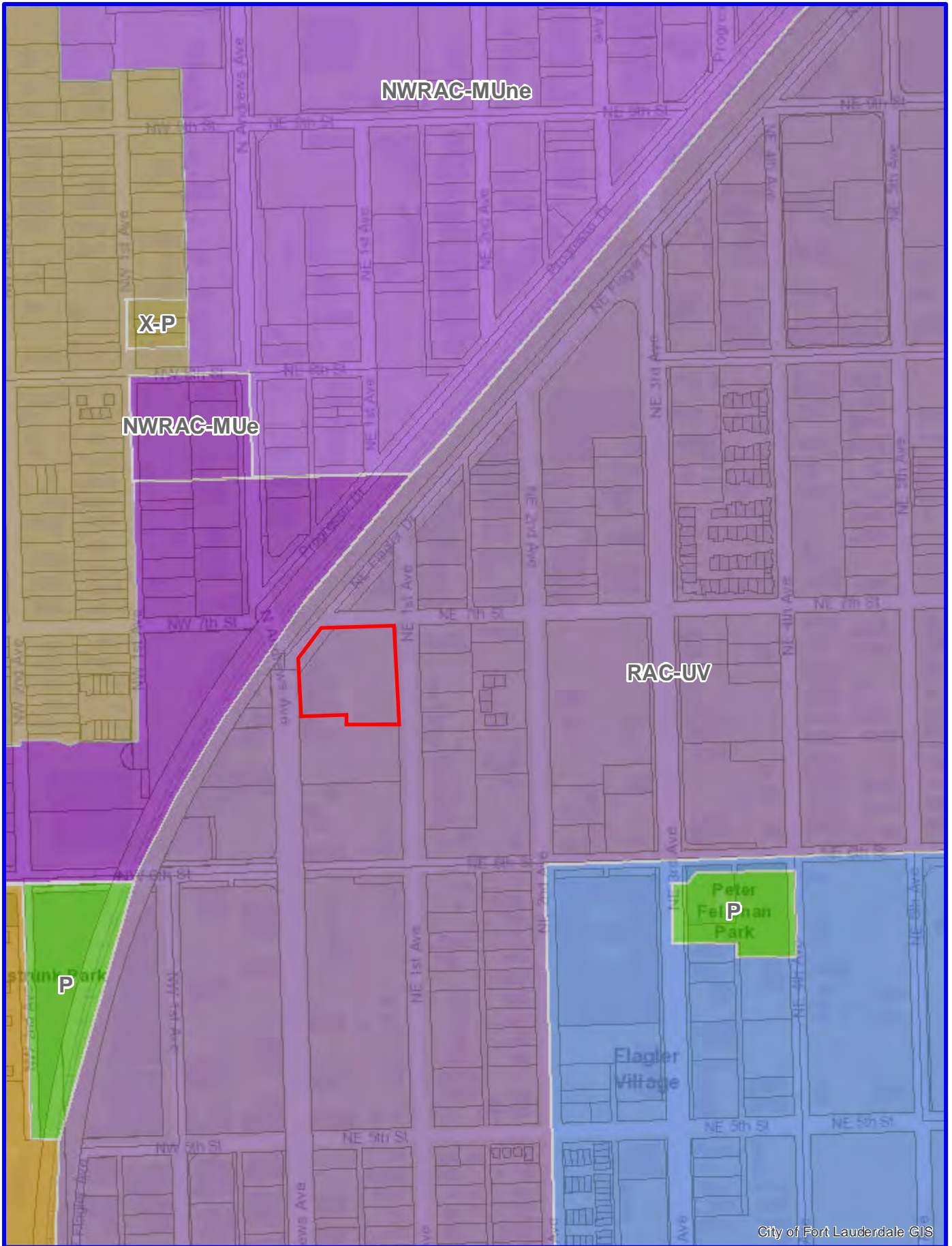
Sincerely,

Urban Design and Planning Division
Adam Schnell, Urban Planner III



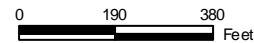
LU AREA





CITY OF FORT LAUDERDALE

ZONING AREA





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
650 NORTH ANDREWS LLC

Filing Information

Document Number	L22000320599
FEI/EIN Number	92-1926904
Date Filed	07/21/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/24/2023
Event Effective Date	NONE

Principal Address

1044 BROADWAY
WOODMERE, NY 11598

Changed: 07/29/2022

Mailing Address

1044 BROADWAY
WOODMERE, NY 11598

Changed: 07/29/2022

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408

Authorized Person(s) Detail

Name & Address

Title AMBR

BAM PROPERTY DEVELOPMENT LLC
1044 BROADWAY
WOODMERE, NY 11598

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2023

02/02/2023

Document Images

[02/02/2023 -- ANNUAL REPORT](#)

View image in PDF format

[01/24/2023 -- LC Amendment](#)

View image in PDF format

[07/29/2022 -- LC Amendment](#)

View image in PDF format

[07/21/2022 -- Florida Limited Liability](#)

View image in PDF format



Site Address	650 N ANDREWS AVENUE, FORT LAUDERDALE FL 33311-7436	ID #	4942 34 15 0060
Property Owner	650 NORTH ANDREWS LLC	Millage	0312
Mailing Address	1044 BROADWAY WOODMERE NY 11598	Use	72-01
Abbr Legal Description	PROGRESSO 1-125 D LOTS 1 THRU 10, TOG WITH LOT 40 THRU 47, 48 LESS ST BLK 319 TOGETHER WITH PORTION OF VAC'D 15 FT ALLEY ADJ TO LOTS 1-9 AND 40-48, AND E 1/2 OF VAC ALLEY ADJ TO & W OF LOT 10 AS PER OR 26690/282		

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	\$6,861,000	\$1,394,030	\$8,255,030	\$8,255,030	
2023	\$6,861,000	\$1,394,030	\$8,255,030	\$2,337,430	
2022	\$4,116,600	\$1,394,030	\$5,510,630	\$2,124,940	\$3,403.54

2024 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$8,255,030	\$8,255,030	\$8,255,030	\$8,255,030
Portability	0	0	0	0
Assessed/SOH	\$8,255,030	\$8,255,030	\$8,255,030	\$8,255,030
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	\$8,255,030	\$8,255,030	\$8,255,030	\$8,255,030

Sales History			
Date	Type	Price	Book/Page or CIN
2/16/2023	QCD-T	\$100	118698980
2/16/2023	WD-Q	\$12,625,000	118698979

Land Calculations		
Price	Factor	Type
\$125.00	54,888	SF
Adj. Bldg. S.F. (Card, Sketch)		11125
Eff./Act. Year Built: 1959/1958		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F2		
Y								
11125						54872		