



Resilient Environment Department
URBAN PLANNING DIVISION
1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521
Broward.org/Planning

DELEGATION REQUEST.....BROWARD COUNTY

To Person Wishing to Appear Before the Broward County Commission		
Please fill out this form and return to: Urban Planning Division, Governmental Center West 1 North University Drive, Room 102-A Plantation, FL 33324 You will be contacted promptly with an appearance date. If you have printed material you want the Commission to receive in regard to your appearance, please enclose it when you return this form. Do not wait until the day of your appearance to distribute it. Thank you for your cooperation.		
Plat Name PROGRESSO		
Plat Number N/A (Plat Book 2, Page 18, Public Records of Miami-Dade County)		
Plat Book & Page Plat Book 2, Page 18, Public Records of Miami-Dade County		
Name of Delegation or Group HTG Village View, LLC	Date of Request March 1, 2022	
Name of Person Representing Group Andrew J. Schein, Esq.	Phone Number 954-617-8919	
Address 1401 East Broward Boulevard, Suite 303, Fort Lauderdale, FL 33301		
Subject You Wish to Discuss Subordination of Declaration of Restrictive Covenants (Affordable Housing and Age Restriction)		
Explanatory Comments The Village View project is an affordable housing project for seniors, consisting of 100 affordable housing units. The project is located at 640 North Andrews Avenue in Fort Lauderdale. The lender for the project (Walker & Dunlop, LLC) requires that their mortgage be superior to any agreement entered into before their loan which could create a lien, including this declaration.		
Have you ever contacted anyone in county government in regard to this subject? YES ☒ NO ☐	If so, who? Maite Azcoitia and Karina Da Luz	When? January 2022
	What was the result?	This application
Approximate Time You Will Need Less than 3 minutes	How Many Persons Will Appear with Your Group? 1	Are Materials Attached for the Commission's Review? Yes
To be completed by the Administrator's Office only	Date Delegation Scheduled to Appear	Delegation Notified

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

Submission Requirements for Delegation Requests

OBTAIN BUILDING PERMITS PRIOR TO PLAT RECORDATION AFTER FINAL PLAT APPROVAL

1. For Municipal Plats - One original agreement executed by the city, the developer, and the mortgagee. For Unincorporated Plats - One original agreement executed by the developer and the mortgagee. Form agreements are available at the Urban Planning Division.

The following are additional submission requirements:

- OPINION OF TITLE/TITLE CERTIFICATE - rendered within the last thirty (30) days to ensure all necessary individuals or legal entities with a property interest, including mortgagee, execute the agreement. (A warranty deed may be accepted for requests for one (1) single family residence).
 - CORPORATE RESOLUTION/PARTNERSHIP AGREEMENT - granting authority to execute agreement, if applicable.
 - CORPORATE SEAL - if executing party is a corporation.
 - Please note: Request cannot be scheduled until the executed agreement is approved by the County Attorney.
2. Three (3) folded copies of a site plan drawn to scale, showing the following: Location of buildings, driveways with connection to dedicated rights-of-way, parking spaces and a legal description.
 3. A check payable to the Broward County Board of County Commissioners for the applicable application fees based upon the published fee schedule.

AGREEMENT IN LIEU OF IMPACT FEES

1. A fully executed original agreement.
 2. OPINION OF TITLE/TITLE CERTIFICATE rendered within the last thirty (30) days to ensure all necessary individuals or legal entities with a property interest, including mortgagee, execute the agreement.
 3. CORPORATE RESOLUTION/PARTNERSHIP AGREEMENT - granting authority to execute agreement, if applicable
 4. CORPORATE SEAL - if executing party is a corporation.
- Please note: Request cannot be scheduled until the executed agreement is approved by the County Attorney.
5. A check payable to the Broward County Board of County Commissioners for the applicable application fees based upon the published fee schedule.

OTHER REQUESTS

Please contact Urban Planning Division staff. Customer service hours are 7:30am to 4:00pm, Monday through Friday, except designated holidays. Email PDMDinfo@broward.org or call 954-357-6666, opt 2.

NOTE: REQUESTS WILL NOT BE ACCEPTED UNLESS ALL SUBMISSION REQUIREMENTS ARE INCLUDED.

- Requests will be placed on the County Commission Meeting Agenda in accordance with the published schedule available at the Urban Planning Division.
- Additional information/documentation may be required depending upon unique circumstances.
- Applicants will be required to pay applicable charges for recording documents, after the request is approved by the County Commission.

For Office Use Only

Time 11:00 AM	Application Date 05/02/2022	Acceptance Date 05/02/2022
Fee \$418.00	Comments Due 05/23/2022	CC Meeting Date TBD
☐ Site Plans/Drawings ☒ Agreements ☐ Other:		
Adjacent City or Cities None		
Title of Request Subordination Agreement (Affordable Housing) and Age Restriction		
Received By Karina [Signature]		

May 4, 2022

Jo Sesodia, AICP, Director
Broward County Urban Planning Division
1 North University Drive, Box 102-A
Plantation, FL 33324

**RE: Subordination Agreements for the Village View Development, Located at 640
North Andrews Avenue, Fort Lauderdale, Florida 33304 ("Property")**

Dear Ms. Sesodia:

On behalf of HTG Village View LLC ("Owner"), we are requesting approval of two (2) subordination agreements related to the Village View project on the Property. The Village View project is a 100-unit affordable housing development for seniors. The Village View project was recently completed, and is currently fully occupied by seniors who qualify for affordable housing. The Village View project received federal low income housing tax credits.

As part of the development process, the Owner entered into two (2) declarations: (1) a Declaration of Restrictive Covenants (Age Restricted), recorded as Instrument Number 116231456 of the Public Records of Broward County, Florida, and (2) a Declaration of Restrictive Covenants (Affordable Housing), recorded as Instrument Number 116231455 of the Public Records of Broward County, Florida (collectively the "Declarations"). Under the Declarations, Broward County agreed to waive certain impact fees related to transportation and school concurrency.

Subsequent to the completion of the Village View project, Owner sought additional financing from Walker & Dunlop, LLC. As part of the financing, Walker & Dunlop, LLC is requiring that the Declarations, and any penalties therein, be subordinate to their loan.

The Declarations provide certain financial penalties, and the possibility of a lien, if the provisions therein are violated. Owner does not intend to violate the provisions, and the Village View project is restricted to affordable housing by various other agreements, including a Low-Income Housing Agreement between Owner and the Florida Housing Finance Corporation, which agreement restricts the Village View project to affordable housing for a period of fifty (50) years.

Please do not hesitate to contact me if you have any questions or need any further documentation.

Sincerely



Andrew J. Schein, Esq.