



DOCUMENT ROUTING FORM

Rev: 7 | Revision Date: 04/02/2025

1L

CITY MANAGER AND/OR MAYOR'S REVIEW AND SIGNATURE REQUEST COVERSHEET

1) ORIGINATING OFFICES (Charter/Department):

Routing Start Date: 8/13/2025

☒ Agenda Item ☐ Non-Agenda

Charter Ofc: CAO

Router Name: Jolene K. Chism

Ext: 5035

Department: CAO

Router Name: Jolene K. Chism

Ext: 5035

Commission Mtg. Date: June 3, 2025

CAM #: 25-0521

Item #: R-4

Document Title:

Local Area of Particular Concern (LAPC) Agreement Between City of Fort Lauderdale and CPN WEST, LLC

CAM attached: ☒ Yes ☐ No Action Summary attached: ☒ Yes ☐ No CIP FUNDED: ☐ YES ☒ NO

Capital Investment / Community Improvement Project defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "real property" include land, real estate, realty or real.

2) CITY ATTORNEY OFFICE (CAO): Documents to be signed/routed? ☒ Yes ☐ NoIs the attached Granicus document Final? ☐ Yes ☒ No Number of originals attached: 1

Attorney's Name: D'Wayne M. Spence

Approved as to Form: ☒ Yes ☐ No Initials: *DS*

Continue Routing To: FIN (if applicable) Date: _____ and then to CCO Date: 8/14/25

3) CITY CLERK OFFICE (CCO):

Clerk Initials: *WAY*

of originals: 1

Routed to Dept/Charter Ofc.: _____

Date: 08/14/25

4) CITY MANAGER OFFICE (CMO): Received From: *CCO* Date: 8/14/25 CMO LOG #: *AUG40*TO ACM/AcACM: ☐ S. Grant ☐ A. Fajardo ☐ B. Rogers ☒ C. Cooper ☐ L. Reece Date: 8/14/2025

Comments/Questions _____

ACM/AcACM Initials: *SA* for continuous routing to Manager/Executive Director Rickelle Williams.CMO Log Out & Forward to CCO, Date: 8/18/25, for continuous routing to the Mayor. *CCO*

5) MAYOR/CRA CHAIRMAN:

Date Received: _____

Date to CCO: _____

Please sign as indicated and forward the originals to the City Clerk's Office for a final processing and review of attestation and/or seal, if applicable.

6) INSTRUCTIONS TO CITY CLERK'S OFFICE: Please retain a scan record copy and forward originals to:

Dept.: _____ *Name: _____ Contact # _____

*Please scan the record copy to the City Clerk once review and sign at the last level of government (Federal, State, County) is complete.

Scan Date: _____ Attach certified Resolution # _____ ☐ Yes ☐ No Original form route to CAO

R-3 [25-0575](#)

Resolution Authorizing the City Manager to serve as an Honorary Director on the Board of Directors of Greater Fort Lauderdale Chamber of Commerce, Inc - (Commission Districts 1, 2, 3, 4)

25-93**ADOPTED**

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Vice Mayor Herbst, Commissioner Glassman and Mayor Trantalis

R-4 [25-0521](#)

Resolution to Broward County Supporting the Removal of Site #83 from the Broward County Natural Resource Map Series, Environmentally Sensitive Lands Local Area of Particular Concern Map - (Commission District 1)

25-94**ADOPTED**

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Vice Mayor Herbst, Commissioner Glassman and Mayor Trantalis

ORDINANCE FIRST READING

PH-1 [25-0525](#)

Public Hearing - Ordinance Amending the City of Fort Lauderdale Unified Land Development Regulations (ULDR); Section 47-22.8, "Special Sign Districts", Adding Section 47-22.8.2 Entitled "Broward County Convention Center Special Sign District", Creating Regulations for the Broward County Convention Center Special Sign District - Case No. UDP-T24011 - (Commission District 4)

C-25-22**PASSED FIRST READING**

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Vice Mayor Herbst, Commissioner Glassman and Mayor Trantalis

ORDINANCE SECOND READING

OSR-1 [25-0591](#)

Second Reading - Ordinance Amending Chapter 15 - Business Tax Receipts and Miscellaneous Business Regulations, Article II - Local Business Tax of the Code of Ordinances of the City of Fort Lauderdale to Consolidate Business Tax Categories - (Commission Districts 1, 2, 3 and 4)

C-25-23**ADOPTED ON SECOND READING**

Yea: 5 - Commissioner Beasley-Pittman, Commissioner Sorensen, Vice Mayor Herbst, Commissioner Glassman and Mayor Trantalis

WALK-ON RESOLUTIONS



CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING

#25-0521

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Rickelle Williams, City Manager

DATE: June 3, 2025

TITLE: Resolution to Broward County Supporting the Removal of Site #83 from the
Broward County Natural Resource Map Series, Environmentally Sensitive
Lands Local Area of Particular Concern Map - **(Commission District 1)**

Recommendation

Staff recommends the City Commission adopt a resolution supporting the removal of the Local Area of Particular Concern (LAPC) designation on the property located at 6700 N. Andrews Avenue and identified as site #83 on Broward County's Natural Resource Map Series, as conditioned herein. The subject property is the site of a proposed 420-unit multifamily development with 63 affordable housing units called "Manor at Cypress Creek".

Background

The Broward County Land Use Plan Natural Resource Map Series identifies environmentally sensitive land throughout Broward County. Site #83 consists of two parcels totaling 7.8 acres located in the City's Uptown Urban Village Zoning District and is generally bound by the C-14 Canal to the north, Interstate 95 to the east, North Andrews Avenue to the west, and the Fort Lauderdale Marriot North hotel to the south. A location map is attached as Exhibit 1.

Historically, Site #83 was part of the original Cypress Creek Water Basin, one of the few remaining stands of Cypress trees in Fort Lauderdale. The Broward County Board of County Commissioners designated the site as a Local Area of Particular Concern in 1989. Development in the area was contingent upon restoration and conservation of the remaining wetlands. Over the years, the site went into decline with invasive species overtaking portions of the site and diminishing the quality of the wetland.

Wetland Mitigation Banks are developed on large sites of degraded historical wetlands. The sites proposed to be wetland mitigation banks are evaluated by the permitting agency as to the mitigation credit value to be given to each acre of the wetland following its restoration. An applicant seeking to remove the wetland on its property then purchases the wetland mitigation credits from the wetland mitigation bank, with the intent of creating

high-quality wetlands on formerly degraded sites that are large enough to be sustainable and provide habitat for wildlife.

RD Investment Properties, LLC., on behalf of the property owner, CPN West LLC., has applied to the Broward County Planning Council (BCPC) to remove the LAPC designation. Simultaneously, RD Investment Properties, LLC. has obtained an Environmental Resource Permit from Broward County authorizing development of the site with the purchase of wetland credits in the amount of over a million dollars in the Pembroke Pines Wetland Mitigation Bank and the requirement to restore approximately 1.7 acres of Site #83, which the applicant proposes to do. As part of the review process, the BCPC requires the applicant to obtain a recommendation from the City of Fort Lauderdale.

The applicant indicated that during the Broward County permitting process they were advised that taking the mitigation offsite to the Pembroke Pines Mitigation Bank would be acceptable as this was the only remaining wetland mitigation bank available. Once the permit is issued, the wetland mitigation bank is required to modify its permit with the South Florida Water Management District to assign the purchased wetland mitigation credits to the permitted project. In this case, the Environmental Resource Permit has already been issued, the wetland mitigation bank credits have been paid for, and the South Florida Water Management District has assigned the credits to the subject development site.

RD Investment Properties, LLC., prepared an analysis of the existing native tree canopy, the proposed native tree canopy replacement as part of a potential site plan, and the restoration portion of the site. Today, the existing native tree canopy is approximately 90,577 square feet and the proposed native tree canopy will be 154,180 square feet based on the analysis. Table 1 provides a summary of calculations. A Conceptual Canopy Plan is attached as Exhibit 3.

Table 1

Item	Native Canopy Today (Square Feet)	Proposed Native Canopy (Square Feet)
LAPC Site	70,366*	86,662
Restoration Site	20,211*	67,518
Total	90,577	154,180

**Assumption of 29% existing native canopy*

In addition to the tree canopy analysis, staff requested a conceptual plan and cost estimate for a greenway trail path along the C-14 Canal adjacent to the site as another form of mitigation, since a large part of the mitigation approved by Broward County is outside of the City of Fort Lauderdale and not directly benefiting residents of the City of Fort Lauderdale.

The greenway trail is identified on the County's Greenways Trail System map, which is a component of the County Land Use Map Natural Resource Series. A cost estimate of \$126,500 was voluntarily provided by the applicant for 1,100 linear feet of a ten-foot-wide path and a commitment letter from the developer was provided regarding contribution of

that amount toward the construction of the greenway trail. Specifics of the payment and installation will be coordinated with the applicant and appropriate Broward County agencies to be addressed as part of the site plan review and approval process. This will require a development agreement with the City, as conditioned herein.

The Site Analysis Backup Document, which includes the applicant's analysis of compliance with the City's Comprehensive Plan, canopy analysis, cost estimate, and commitment letter is attached as Exhibit 4. The Broward County Environmental Permitting Division Memorandum, dated December 14, 2023, providing comments on the proposed amendment is attached as Exhibit 5.

Comprehensive Plan Consistency

The City's Future Land Use Map was recently amended for Uptown to change Commercial, Employment Center, Office, and Industrial land uses to the Uptown Urban Village Transit Oriented Development (TOD) land use designation. Site #83 had an Employment Center land use designation and was not designated as Conservation prior to adoption of the Uptown Urban Village TOD designation, which the City Commission adopted on March 4, 2025. The proposed removal of the LAPC designation is consistent with the City's Comprehensive Plan, Conservation Element.

If the City Commission chooses to approve the resolution, staff recommends approval be contingent upon the following condition: Should Broward County approve the removal of the LAPC designation, the property owner must execute a Development Agreement with the City at the time of site plan application approval. This agreement will specifically address tree canopy replacement and the coordination of payment and construction of the C-14 Canal greenway trail. The Resolution is attached as Exhibit 5.

Conditions

Within sixty (60) days of the effective date of the resolution, the applicant shall execute an instrument legally enforceable by the City agreeing to the following conditions:

1. At the time of site plan application approval for the proposed development on the subject property, the applicant shall execute a development agreement with the City of Fort Lauderdale to address the following:
 - a. The plans for the development of the LAPC site shall include at least 86,000 square feet of native tree canopy at maturity; and
 - b. The proposed tree canopy shall occur within the boundary limits of property folio numbers 494210360030 and 494210360040; and
 - c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase.
 - d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of \$126,500 for the construction of a portion of the C-14 Canal greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to require the greenway trail, the payment of \$126,500

may be used by the City to install tree canopy elsewhere in the City.

- e. The restoration plan for the 1.68 site within the office park shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item supports the *Press Play Fort Lauderdale 2029* Strategic Plan, specifically advancing:

- The Housing Focus Area, Goal 2: Enable housing options for all income levels.

This item advances the *Fast Forward Fort Lauderdale 2035* Vision Plan: We Are Community

Attachments

Exhibit 1 – Location Map

Exhibit 2 – Property Owner Authorization Letter

Exhibit 3 – Conceptual Tree Canopy Plan

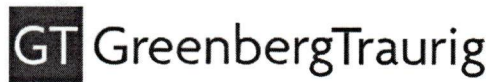
Exhibit 4 – Site Analysis Backup Document

Exhibit 5 – December 14, 2023, Broward County Environmental Permitting Division
Memorandum

Exhibit 6 – Resolution

Prepared by: Jim Hetzel, AICP, Principal Urban Planner

Department Director: Porshia Garcia, Acting Director, Development Services



Barbara A. Hall
Tel 954.768.8236
Fax 954.759.5570
hallb@gtlaw.com

AUG 11 12:51 PM
REC'D CITY ATTYS DFC FIL

D'Wayne M. Spence, Esq.
Interim City Attorney
City of Fort Lauderdale
1 East Broward Boulevard, Suite 1320
Fort Lauderdale, FL 33301

Re: LAPC Agreement between City of Fort Lauderdale and CPN West, LLC

Dear Mr. Spence.

I am enclosing the LAPC Agreement with attachments that has been signed by the property owner. I appreciate your assistance in arranging for the execution of the document by the City Manager. Once that signature has been obtained would you kindly have a scanned copy of the fully executed agreement sent to me.

Thank you.

A handwritten signature in blue ink that reads "Barbara Hall".

Very truly yours,

Barbara Hall
Encl.

**LOCAL AREA OF PARTICULAR CONCERN (LAPC) AGREEMENT BETWEEN
CITY OF FORT LAUDERDALE AND CPN WEST, LLC**

This is an Agreement between the **City of Fort Lauderdale**, a Florida municipal corporation ("City") and **CPN West LLC**, a Florida limited liability company ("CPN")

RECITALS

A. CPN is the owner of real property located in the City of Fort Lauderdale, as described in *Exhibit 1* to this Agreement ("LAPC Parcel").

B. In March of 1989, the LAPC Parcel was designated as a Local Area of Particular Concern ("LAPC") by Broward County.

B. CPN has applied to Broward County to remove the LAPC designation for the property on the basis that the LAPC parcel no longer meets the criteria for designation as an LAPC and that an Environmental Resource Permit has been obtained, subject to the purchase of 3.89 credits in the Pembroke Pines Mitigation Bank and the restoration of a parcel adjacent to the LAPC Parcel, which is 1.68 acres.

D. The Broward County Planning Council requires correspondence from the City advising of the City's position regarding the removal of the LAPC designation.

E. The City Commission at its meeting of June 3, 2025 considered CPN's request for removal of the LAPC designation and voted to adopted Resolution No. 25-94, which is attached to this Agreement as *Exhibit 2* ("LAPC Resolution"), supporting the request for removal of the LAPC designation from the LAPC Parcel, subject to the conditions described in Exhibit B to that Resolution ("Resolution Conditions").

F. The LAPC Resolution required CPN to enter into an agreement with the City of Fort Lauderdale, agreeing to the Resolution Conditions for the City Commission's support to be effective and delegated authority to the City Manager to execute said agreement.

G. Therefore, City and CPN are hereby entering into the Agreement contemplated by the LAPC Resolution.

NOW THEREFORE, the City and CPN agree as follows:

1. **Agreement with Resolution Conditions.** CPN hereby agrees to comply with the Resolution Conditions which state:
 - a. The plans for the development of the LAPC site shall include at least 86,000 square feet of native tree canopy at maturity; and

- b. The proposed tree canopy shall be provided within the boundary limits of property folio numbers 494210360030 and 494210360040; and
 - c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase; and.
 - d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of \$126,500.00 to the City of Fort Lauderdale for the construction of a greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to build the Greenway Trail, the payment of \$126,500.00 may be used by the City to install tree canopy elsewhere in the City; and
 - e. The restoration plan for the 1.68-acre site described in *Exhibit 3* ("Restoration Site") shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.
2. **Effectiveness of CPN's Obligations.** The obligations set forth in Section 1 above shall become binding upon the CPN and the LAPC Parcel upon the County Commission approving the removal of the LAPC designation and the Land Use Plan Amendment to the Broward County Land Use Plan becoming final, with no appeals taken, or if taken, with such appeals resolved in favor of the removal of the LAPC designation. If removal of the LAPC designation is denied by the County Commission, or otherwise does not become effective as the result of the state Comprehensive Plan process or litigation, the obligations set forth in Section 1 shall be of no further force and effect and this agreement shall be deemed automatically terminated by the parties to this Agreement.
 3. **Recordation.** Upon removal of the LAPC designation on the LAPC Parcel becoming final, this agreement in executed and recordable form, shall be recorded by CPN in the public records of Broward County, Florida, and shall be binding upon the LAPC Parcel.
 4. **Agreement to be Provided to County.** The City hereby agrees that upon full execution of this Agreement, CPN shall be entitled to provide a copy of this Agreement containing the LAPC Resolution to the Broward County Planning Council for the Planning Council's consideration of the CPN's request to remove the LAPC designation from the LAPC Parcel.
 5. **Modification or Termination of Agreement.** Other than the automatic termination of this Agreement as specifically provided for in Section 2 above, this Agreement may only be terminated or modified by the execution of an amendment to this Agreement by the City and by the then owner of the LAPC Parcel provided that if the amendment affects the Restoration Site, the owner of the Restoration Site shall also be required to be a party to the amendment.

In Witness Whereof this Agreement has been executed by the parties to this Agreement as set forth below, on the date written below their signatures.

CPN WEST, LLC
a Florida ~~limited liability~~ company

By: [Signature]
Yoav Merary, President

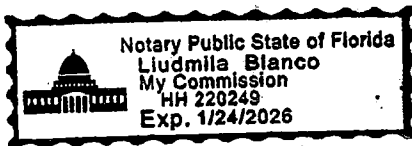
Dated: 07/21/2025

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization this 21 day of July, 2025 by YOAV MERARY, PRESIDENT OF CPN WEST, LLC, a Florida limited liability company. He X is personally known to me or has _____ produced _____ as identification.

[Signature]
Notary Public Signature

SEAL



My Commission Expires 01/24/26

**CITY OF FORT LAUDERDALE, a
Florida municipal corporation**

By: *Rickelle Williams*
Rickelle Williams, City Manager

Dated: 8/15/25

ATTEST:

By: *David R. Soloman*
David R. Soloman, City Clerk



Approved as to Legal Form
and Correctness

D'Wayne M. Spence
Interim City Attorney

By: *D'Wayne M. Spence*
D'Wayne M. Spence

Exhibit 1

Legal Description
LAPC Parcel

That portion of Parcel A of Reflections Plat as shown on Plat recorded in Plat Book 119, Page 46 of the Public Records of Broward County, Florida, described as follows:

Commence at the Easternmost corner of Parcel 'A', PARK LAKE, according to the Plat thereof, as recorded in Plat Book 106, at Page 1, of the Public Records of Broward County, Florida, also known as the Southeast corner of said Parcel 'A', REFLECTIONS; thence North 48°57'43" East along the Northwestern right-of-way line of Interstate 95, a distance of 248.88 feet to the Point of Beginning; thence North 41°02'17" West, a distance of 144.90 feet; thence South 78°56'21" West, a distance of 26.24 feet; thence South 48°56'42" West, a distance of 37.20 feet; thence South 88°54'29" West, a distance of 12.99 feet; thence North 47°38'50" West, a distance of 36.54 feet; thence South 89°28'06" West, a distance of 89.13 feet; thence South 66°20'08" West, a distance of 17.42 feet; thence South 47°46'11" West, a distance of 150.02 feet; thence North 79°04'27" West, a distance of 90.73 feet; thence North 33°11'52" West, a distance of 266.35 feet; thence North 18°26'28" West, a distance of 37.04 feet; thence North 10°37'16" West, a distance of 17.29 feet; thence North 2°16'32" West, a distance of 47.87 feet; thence North 17°15'05" East, a distance of 48.23 feet; thence North 45°25'25" East, a distance of 96.89 feet; thence South 85°12'58" East, a distance of 30.15 feet; thence South 62°54'18" East, a distance of 26.18 feet; thence South 47°39'32" East, a distance of 58.05 feet; thence South 79°20'51" East, a distance of 19.74 feet; thence North 80°38'51" East, a distance of 143.84 feet; thence North 50°33'20" East, a distance of 55.70 feet; thence South 84°14'48" East, a distance of 64.18 feet; thence South 51°08'10" East, a distance of 39.40 feet; thence South 36°19'28" East, a distance of 29.48 feet; thence South 55°12'18" East, a distance of 45.40 feet; thence South 72°08'56" East, a distance of 135.37 feet; thence North 88°25'14" East, a distance of 15.36 feet; thence North 45°51'42" East, a distance of 14.09 feet; thence North 17°10'07" East, a distance of 17.44 feet; thence North 47°13'45" East, a distance of 15.73 feet; thence South 83°01'46" East, a distance of 11.96 feet; thence South 72°59'03" East, a distance of 247.21 feet; thence South 41°34'31" West, a distance of 207.76 feet; thence South 48°57'43" West along an Easterly boundary of said Parcel A, a distance of 209.13 feet; to the Point of Beginning.

Exhibit 2

LAPC Resolution



CERTIFICATION

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.

WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 23rd day of June, 20 26

[Signature] City Clerk

RESOLUTION NO. 25-94

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, EXPRESSING SUPPORT FOR THE REMOVAL FROM THE BROWARD COUNTY, FLORIDA LAND USE PLAN NATURAL RESOURCE MAP SERIES, LOCAL AREA OF PARTICULAR CONCERN SITE #83, GENERALLY LOCATED SOUTH OF THE C-14 CANAL, WEST OF INTERSTATE 95, EAST OF NORTH ANDREWS AVENUE, AND NORTH OF THE INTERSTATE 95 SOUTHBOUND EXIT RAMP TO CYPRESS CREEK ROAD, SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; AUTHORIZING THE CITY MANAGER TO EXECUTE A CERTAIN LEGAL INSTRUMENT; PROVIDING FOR REVIEW AND APPROVAL AS TO FORM ALL DOCUMENTS BY THE CITY ATTORNEY'S OFFICE; AND PROVIDING FOR AN EFFECTIVE DATE:

WHEREAS, the Applicant, RD Investment Properties, LLC, has applied to the Broward County Planning Council for approval to remove the Local Area of Particular Concern Site #83 from the Environmentally Lands Map included in the Natural Resource Map Series of the Broward County Land Use Plan as more particularly described on Exhibit "A" attached hereto; and

WHEREAS, RD Investment Properties, LLC, seeks to develop Site #83 for multifamily housing, subject to the City's recently adopted Uptown Urban Village Transit Oriented District land use designation to include 63 affordable residential units; and

WHEREAS, Site #83 has been degraded by the predominance of exotic vegetation and inadequate hydrology to sustain the site as a Cypress Wetland Forest; and

WHEREAS, Broward County has issued an Environmental Resource Permit for Site #83 which allows for the development of the site and would require the restoration and maintenance of a 1.546-acre parcel within the office park adjacent to Site #83; and

WHEREAS, the City of the Fort Lauderdale (the "City") desires to add housing units to its Uptown Urban Village District which currently lacks sufficient housing for the nearby commercial and industrial uses;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the Recitals set forth above are true and correct and incorporated herein by this reference.

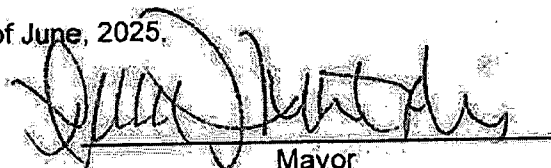
SECTION 2. That the City Commission of the City of Fort Lauderdale, Florida, hereby expresses support for the removal of Site #83, as legally described in Exhibit "A" attached hereto, from the Environmentally Sensitive Lands Map of the Broward County Natural Resources Map Series. This support is contingent upon the Applicant executing an instrument legally enforceable by the City requiring the Applicant to fulfill the obligations outlined in Exhibit "B".

SECTION 3. That the City Manager is delegated the authority to execute the instrument referenced in Section 2 of this resolution.


SECTION 4. That the Office of the City Attorney shall review and approve as to form all documents prior to their execution by the City Manager.

SECTION 5. That this Resolution shall be effective immediately upon final adoption.


ADOPTED this 3rd day of June, 2025.


Mayor
DEAN J. TRANTALIS

ATTEST:


City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:


Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis	<u>Yea</u>
John C. Herbst	<u>Yea</u>
Steven Glassman	<u>Yea</u>
Pamela Beasley-Pittman	<u>Yea</u>
Ben Sorensen	<u>Yea</u>

Exhibit A

Legal Description

That portion of Parcel A of Reflections Plat as shown on Plat recorded in Plat Book 119, Page 46 of the Public Records of Broward County, Florida, described as follows:

Commence at the Easternmost corner of Parcel 'A', PARK LAKE, according to the Plat thereof, as recorded in Plat Book 106, at Page 1, of the Public Records of Broward County, Florida, also known as the Southeast corner of said Parcel 'A', REFLECTIONS; thence North 48°57'43" East along the Northwestern right-of-way line of Interstate 95, a distance of 248.88 feet to the Point of Beginning; thence North 41°02'17" West, a distance of 144.90 feet; thence South 78°56'21" West, a distance of 26.24 feet; thence South 48°56'42" West, a distance of 37.20 feet; thence South 88°54'29" West, a distance of 12.99 feet; thence North 47°38'50" West, a distance of 36.54 feet; thence South 89°28'06" West, a distance of 89.13 feet; thence South 66°20'08" West, a distance of 17.42 feet; thence South 47°46'11" West, a distance of 150.02 feet; thence North 79°04'27" West, a distance of 90.73 feet; thence North 33°11'52" West, a distance of 266.35 feet; thence North 18°26'28" West, a distance of 37.04 feet; thence North 10°37'16" West, a distance of 17.29 feet; thence North 2°16'32" West, a distance of 47.87 feet; thence North 17°15'05" East, a distance of 48.23 feet; thence North 45°25'25" East, a distance of 96.89 feet; thence South 85°12'58" East, a distance of 30.15 feet; thence South 62°54'18" East, a distance of 26.18 feet; thence South 47°39'32" East, a distance of 58.05 feet; thence South 79°20'51" East, a distance of 19.74 feet; thence North 80°38'51" East, a distance of 143.84 feet; thence North 50°33'20" East, a distance of 55.70 feet; thence South 84°14'48" East, a distance of 64.18 feet; thence South 51°08'10" East, a distance of 39.40 feet; thence South 36°19'28" East, a distance of 29.48 feet; thence South 55°12'18" East, a distance of 45.40 feet; thence South 72°08'56" East, a distance of 135.37 feet; thence North 88°25'14" East, a distance of 15.36 feet; thence North 45°51'42" East, a distance of 14.09 feet; thence North 17°10'07" East, a distance of 17.44 feet; thence North 47°13'45" East, a distance of 15.73 feet; thence South 83°01'46" East, a distance of 11.96 feet; thence South 72°59'03" East, a distance of 247.21 feet; thence South 41°34'31" West, a distance of 207.76 feet; thence South 48°57'43" West along an Easterly boundary of said Parcel A, a distance of 209.13 feet; to the Point of Beginning.

EXHIBIT "B"

CONDITIONS TO THE CITY OF FORT LAUDERDALE'S SUPPORT OF REMOVAL OF LAPC DESIGNATION

At the time of site plan application approval for the proposed development on the subject property, the applicant shall execute a development agreement with the City of Fort Lauderdale to address the following:

- a. The plans for the development of the Local Area of Particular Concern ("LAPC") site shall include at least 86,000 square feet of native tree canopy at maturity; and
- b. The proposed tree canopy shall occur within the boundary limits of property folio numbers 494210360030 and 494210360040; and
- c. In the event the project is phased, the 86,000 square feet of native tree canopy must be completed as part of the first phase.
- d. Prior to issuance of the building permit for the residential project, the applicant shall provide payment of \$126,500.00 made to the City of Fort Lauderdale for the construction of a greenway trail consistent with the cost estimates provided by the applicant; or if the City decides not to build the Greenway Trail, the payment of \$126,500.00 may be used by the City to install tree canopy elsewhere in the City.
- e. The restoration plan for the 1.68 site within the office park shall be implemented prior to the issuance of the final certificate of occupancy for the residential building.

Exhibit 3

Legal Description

1.68 Acre Restoration Site

**SKETCH AND DESCRIPTION
PORTION OF PARCEL 'A'**

REFLECTIONS

(P.B. 119, PG. 45, B.C.R.)

CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

A portion of Parcel 'A', REFLECTIONS, according to the Plat thereof, as recorded in Plat Book 119, Page 46, of the Public Records of Broward County Florida, being described as follows:

Beginning at the northwest corner of said Parcel 'A'; thence N89°16'41"E, 29.42 feet; thence S01°41'30"E, 384.47 feet (the previous two calls being along the west line of said Parcel 'A'); thence N88°17'40"E, 235.76 feet; thence N49°57'21"E, 5.15 feet; thence N63°05'48"E, 12.75 feet; thence N50°50'54"E, 18.22 feet; thence N03°09'58"E, 14.63 feet; thence N27°04'16"W, 31.60 feet; thence N55°09'16"E, 36.21 feet; thence N31°19'34"W, 93.81 feet; thence N35°18'06"W, 47.76 feet; thence N44°55'52"W, 74.60 feet; thence N03°05'36"W, 5.52 feet; thence N59°17'26"W, 38.03 feet; thence N55°31'58"W, 22.35 feet; thence N46°51'46"W, 67.24 feet; thence N49°44'28"W, 89.23 feet to the north line of said Parcel 'A' also being a point on the arc of a curve (radial bearing to said point bears N39°18'54"W), concave to the southwest, having a radius of 2237.01 feet and a central angle of 00°48'41"; thence southwesterly along the north line of said Parcel 'A' an arc distance of 31.68 feet to the Point Of Beginning.

Said lands lying in The City of Fort Lauderdale, Broward County, Florida and containing 73,335 square feet (1.6835 acres) more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other Instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Distances and angles shown hereon are in accord with the plat of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the west line of Parcel 'A' having a bearing of S01°41'30"E.
5. Data shown hereon was compiled from Instrument(s) of record and does not constitute a Boundary Survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point Of Beginning; R = Radius.


CERTIFICATION:


I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date:

6/4/2024

**NOT VALID WITHOUT
SHEETS 1 AND 2**


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #: 11985-7
		SURVEYING & MAPPING	SCALE: 1" = 50'
		50 S.W. 2nd AVENUE, SUITE 102	DATE: 06/04/2024
		BOCA RATON, FLORIDA 33432	BY: L.B.
		(561) 392-2594 / www.AVIROMSURVEY.com	CHECKED: J.T.D.
		<small>© 2024 AVIROM & ASSOCIATES, INC. All rights reserved. This is the property of AVIROM & ASSOCIATES, INC. It should not be reproduced or copied without written permission.</small>	F.B. NA PG. NA
			SHEET: 1 OF 2

