

ORDINANCE NO. C-17-08

AN ORDINANCE AMENDING THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE, FLORIDA, AMENDING SECTION 47-1.6.B OF THE UNIFIED LAND DEVELOPMENT REGULATIONS THROUGH THE REVISION OF THE OFFICIAL ZONING MAP OF CITY OF FORT LAUDERDALE AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM "B-1 - BOULEVARD BUSINESS DISTRICT," AND "B-2 - GENERAL BUSINESS DISTRICT," TO "B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT", AND TO INCLUDE AND REZONE FROM "B-3 INTENSE COMMERCIAL BUSINESS DISTRICT" OF THE BROWARD COUNTY ZONING CODE TO "B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT" PORTIONS OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOCATED NORTH OF WEST BROWARD BOULEVARD, WEST OF NORTHWEST 22 AVENUE AND EAST OF NORTHWEST 25 AVENUE, AND SOUTH OF THE NORTH FORK NEW RIVER, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicant, Riverbend Broward, LP, applied for the rezoning of certain property as described in Section 1 and Section 2 herein; and

WHEREAS, the Planning and Zoning Board at its meeting of March 15, 2017 (PZ Case No. Z17001) did recommend to the City Commission of the City of Fort Lauderdale ("City Commission") that certain lands herein described should be rezoned in the respects mentioned and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Tuesday, May 2, 2017 and Tuesday, May 16, 2017 at 6:00 P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida, for the purpose of hearing any public comment to such rezoning; and

WHEREAS, such public hearing was duly held at the time and place designated after notice of same was given by publication as required by law, and the City Commission determined that the requested rezoning met the criteria for amending the zoning regulations;

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

SECTION 1. That the City of Fort Lauderdale Unified Land Development Regulations ("ULDR") together with the Official Zoning Map of the City of Fort Lauderdale and revised Schedule "A", describing the lands lying within each zoning district, as approved on June 18, 1997, and described in Section 47-1.6 of the ULDR, be amended by rezoning in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM "B-1 - BOULEVARD BUSINESS DISTRICT," AND "B-2 - GENERAL BUSINESS DISTRICT," TO "B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT":

PORTIONS OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS AREA 1 AND AREA 2 ON THE SKETCH AND LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

SECTION 2. That the ULDR together with the Official Zoning Map of the City of Fort Lauderdale and revised Schedule "A", describing the lands lying within each zoning district, as approved on June 18, 1997, and described in Section 47-1.6 of the ULDR, be amended to include and rezone in the respects mentioned, the following lands, situate in the City of Fort Lauderdale, Broward County, Florida, to wit:

REZONE FROM "B-3 INTENSE COMMERCIAL BUSINESS DISTRICT" OF THE BROWARD COUNTY ZONING CODE TO "B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS DISTRICT":

PORTIONS OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS AREA 3 ON THE SKETCH AND LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

SECTION 3. That the appropriate City officials of the City of Fort Lauderdale shall indicate such zoning upon a copy of the Official Zoning Map, and shall indicate an amendment of Schedule "A" accordingly, upon the records with proper reference to this ordinance and date of passage.

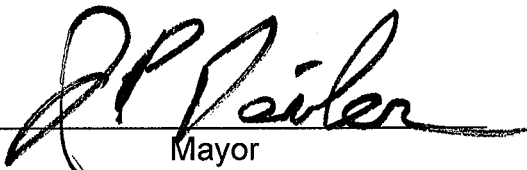
SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this the 2nd day of May, 2017.

PASSED SECOND READING this the 16th day of May, 2017.



Mayor
JOHN P. "JACK" SEILER

ATTEST:



City Clerk
JEFFREY A. MODARELLI

M.D. J.K.



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION:

PORTIONS OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°59'58" EAST ON THE NORTH LINE OF SAID PARCEL "A" 1050.00 FEET; THENCE SOUTH 00°20'32" WEST 125.00 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE MOST EASTERLY SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 89°59'58" EAST ON SAID WESTERLY EXTENSION 80.82 FEET TO THE INTERSECTION WITH THE SOUTHERLY EAST LINE OF SAID PARCEL "A", SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE; THENCE SOUTH 00°20'32" WEST ON SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE 405.00 FEET; THENCE NORTH 89°59'58" WEST 544.51 FEET; THENCE NORTH 00°00'00" WEST 174.00 FEET; THENCE NORTH 90°00'00" WEST 275.27 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL "A", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF NW 25TH AVENUE; THENCE ON SAID WESTERLY LINE OF PARCEL "A" AND SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) NORTH 00°20'32" EAST 46.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; 2) NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 308.16 FEET, A CENTRAL ANGLE OF 90°20'24", FOR AN ARC DISTANCE OF 485.89 FEET TO THE POINT OF BEGINNING. CONTAINING 397602 SQUARE FEET (9.1277 ACRES), MORE OR LESS.

TOGETHER WITH:

AREA 2

BEGINNING AT THE MOST NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°59'58" WEST ON THE MOST EASTERLY SOUTH LINE OF SAID PARCEL "A" AND ITS WESTERLY EXTENSION 241.12 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY WEST LINE OF SAID PARCEL "A"; THENCE NORTH 00°20'32" EAST ON SAID SOUTHERLY EXTENSION AND SAID WEST LINE 363 FEET, MORE OR LESS TO SOUTHERLY MEAN HIGH WATER LINE OF THE NORTH FORK OF THE NEW RIVER; THENCE MEANDERING ALONG SAID SOUTHERLY MEAN HIGH WATER LINE, HAVING AN APPROXIMATE TIE LINE BEARING OF SOUTH 60°09'14" EAST FOR 277 FEET, MORE OR LESS TO THE NORTHERLY EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 00°20'32" WEST ON SAID EAST LINE 225 FEET, MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 62,162 SQUARE FEET (1.4270 ACRES), MORE OR LESS.

TOGETHER WITH:

CONTINUED ON SHEET 2 OF 8

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 61769 rev2

DATE: 09/21/16; REV. 9/30/16; 4/6/17

PARCELS REQUESTING REZONING

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 1 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 8, INCLUSIVE

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

M.D. O.K.



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



AREA 3

CONTINUED FROM SHEET 1 OF 8

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°20'32" EAST ON THE SOUTHERLY WEST LINE OF SAID PARCEL "A" 248.46 FEET; THENCE NORTH 89°59'58" WEST ON THE WESTERN MOST SOUTH LINE OF SAID PARCEL "A" 100.06 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL "A" ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF NW 25TH AVENUE; THENCE NORTH 00°20'32" EAST ON SAID WESTERLY LINE OF PARCEL "A" AND SAID EASTERLY RIGHT-OF-WAY LINE 294.00 FEET; THENCE NORTH 90°00'00" EAST 275.27 FEET; THENCE SOUTH 00°00'07" WEST 527.00 FEET; TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD (STATE ROAD NO. 842) ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL "A"; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF PARCEL "A"; THENCE ON SAID RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE OF PARCEL "A" THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) NORTH 89°59'58" WEST 84.44 FEET; 2) SOUTH 75°14'44" WEST 23.56 FEET; 3) NORTH 89°59'58" WEST 22.69 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; 4) SOUTHWESTERLY ON THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 107.00 FEET, A CENTRAL ANGLE OF 19°05'28", FOR AN ARC DISTANCE OF 35.65 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHERLY; 5) WESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 93.00 FEET, A CENTRAL ANGLE OF 8°37'46", FOR AN ARC DISTANCE OF 14.01 FEET TO THE POINT OF BEGINNING. CONTAINING 123,249 SQUARE FEET (2.8294 ACRES), MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING A COMBINED AREA OF APPROXIMATELY 583,206 SQUARE FEET (13.3886 ACRES) MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL "A", "RIVERBEND CORPORATE CENTER" BEING S89°59'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL OF THE EASEMENTS AND PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=250'

DRAWN BY: B.B.

ORDER NO.: 61769 rev2

DATE: 09/21/16; REV. 9/30/16; 4/6/17

PARCELS REQUESTING REZONING

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 2 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 8, INCLUSIVE

M.D. O.K.



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: OVERALL REZONING BOUNDARY

A PORTION OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°59'58" EAST ON THE NORTH LINE OF SAID PARCEL "A" 1050.00 FEET; THENCE NORTH 00°20'32" EAST ON THE EASTERLY WEST LINE OF SAID PARCEL "A" 238 FEET, MORE OR LESS, TO THE SOUTHERLY MEAN HIGH WATER LINE OF THE NORTH FORK OF THE NEW RIVER; THENCE MEANDERING ALONG SAID SOUTHERLY MEAN HIGH WATER LINE, HAVING AN APPROXIMATE TIE LINE BEARING OF SOUTH 60°09'14" EAST FOR 277 FEET, MORE OR LESS TO THE NORTHERLY EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 00°20'32" WEST ON SAID EAST LINE 225 FEET, MORE OR LESS; THENCE NORTH 89°59'58" WEST ON THE MOST EASTERLY SOUTH LINE OF SAID PARCEL "A" 160.30 FEET; THENCE SOUTH 00°20'32" WEST ON THE SOUTHERLY EAST LINE OF SAID PARCEL "A" AND CONTINUING ON THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE AS SHOWN ON SAID PLAT 405.00 FEET; THENCE NORTH 89°59'58" WEST 544.51 FEET; THENCE SOUTH 00°00'00" WEST 353.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD (STATE ROAD NO. 842) ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL "A"; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE OF PARCEL "A" THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) NORTH 89°59'58" WEST 84.44 FEET; 2) SOUTH 75°14'44" WEST 23.56 FEET; 3) NORTH 89°59'58" WEST 22.69 FEET TO A POINT OF CURVATURE; 4) SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 107.00 FEET, A CENTRAL ANGLE OF 19°05'28", FOR AN ARC DISTANCE OF 35.65 FEET TO A POINT OF REVERSE CURVATURE; 5) WESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 93.00 FEET, A CENTRAL ANGLE OF 8°37'46", FOR AN ARC DISTANCE OF 14.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°20'32" EAST ON THE SOUTHERLY WEST LINE OF SAID PARCEL "A" 248.46 FEET; THENCE NORTH 89°59'58" WEST ON THE WESTERN MOST SOUTH LINE OF SAID PARCEL "A" 100.06 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL "A" ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF NW 25TH AVENUE; THENCE ON SAID WESTERLY LINE OF PARCEL "A" AND SAID EASTERLY RIGHT-OF-WAY LINE OF NW 25TH AVENUE, THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) NORTH 00°20'32" EAST 340.00 FEET TO A POINT OF CURVATURE; 2) NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 308.16 FEET, A CENTRAL ANGLE OF 90°20'24", FOR AN ARC DISTANCE OF 485.89 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING APPROXIMATELY 583,206 SQUARE FEET (13.3886 ACRES) MORE OR LESS.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC
SCALE: 1"=250' DRAWN BY: B.B.
ORDER NO.: 61769 rev2
DATE: 09/21/16; REV. 9/30/16; 4/6/17
PARCELS REQUESTING REZONING
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
FOR: RIVERBEND CORPORATE CENTER

SHEET 3 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 8, INCLUSIVE

m.p., o.k.

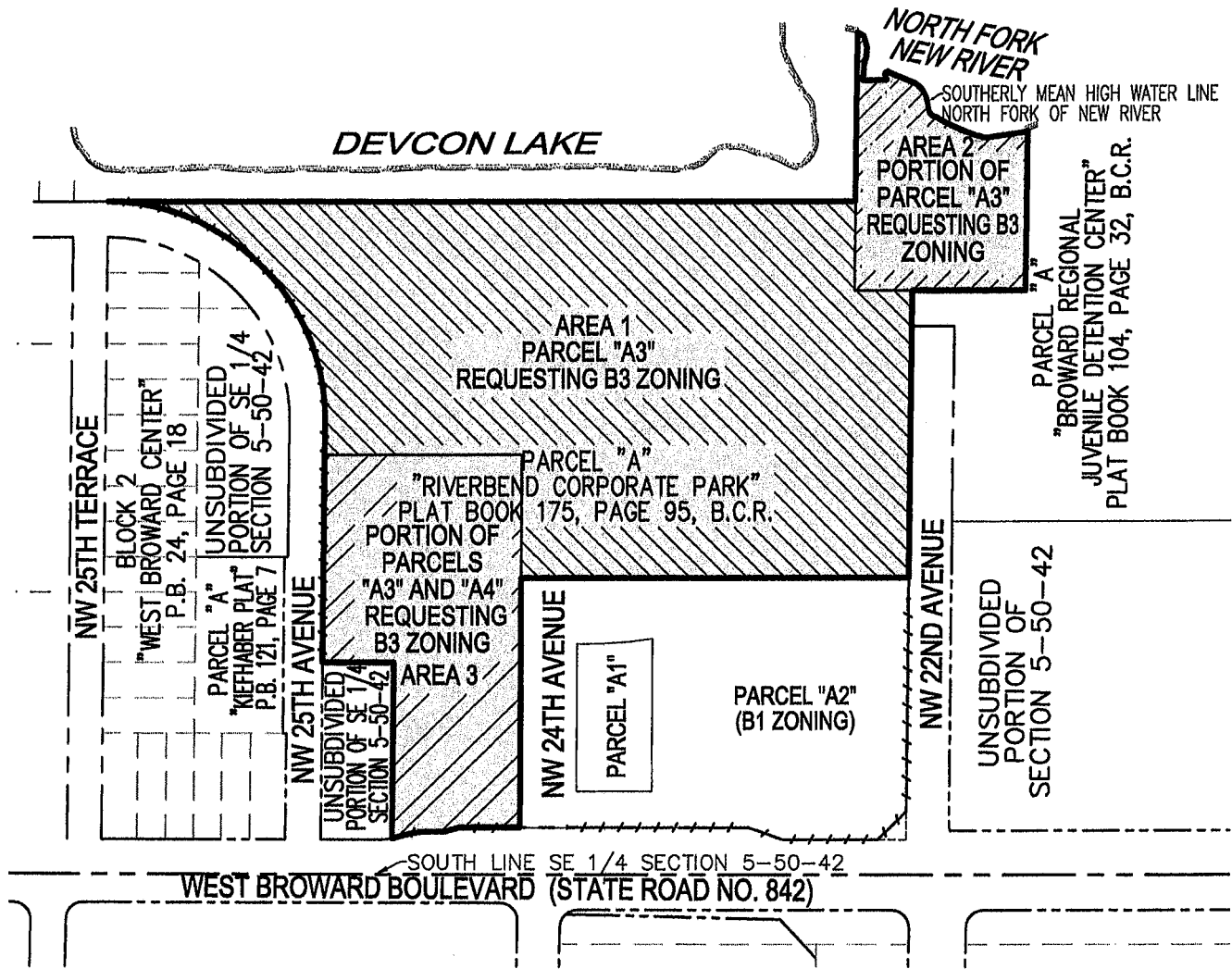


SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



VICINITY MAP

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=250' DRAWN BY: B.B.

ORDER NO.: 61769 rev2

DATE: 09/21/16; REV. 9/30/16; 4/6/17

PARCELS REQUESTING REZONING

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 4 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 8, INCLUSIVE

LEGEND:

P.B. PLAT BOOK

B.C.R. BROWARD COUNTY RECORDS

M.D. O.K.



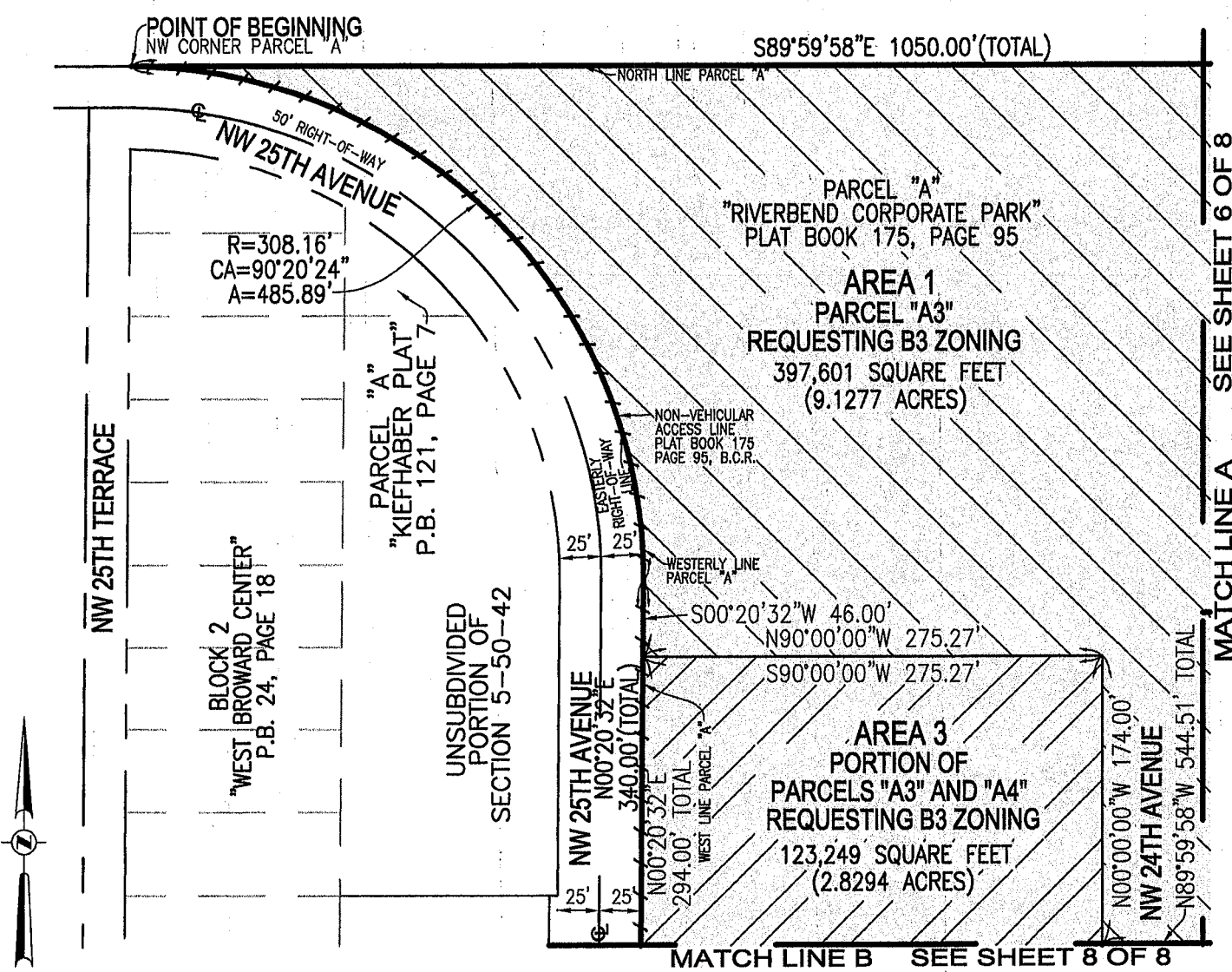
SKETCH AND LEGAL DESCRIPTION BY **PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



DEVCON LAKE



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=100' DRAWN BY: B.B.

ORDER NO.: 61769 rev2

DATE: 09/21/16; REV. 9/30/16; 4/6/17

PARCELS REQUESTING REZONING

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 5 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 8, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- FPL FLORIDA POWER & LIGHT COMPANY
- B.C.R. BROWARD COUNTY RECORDS

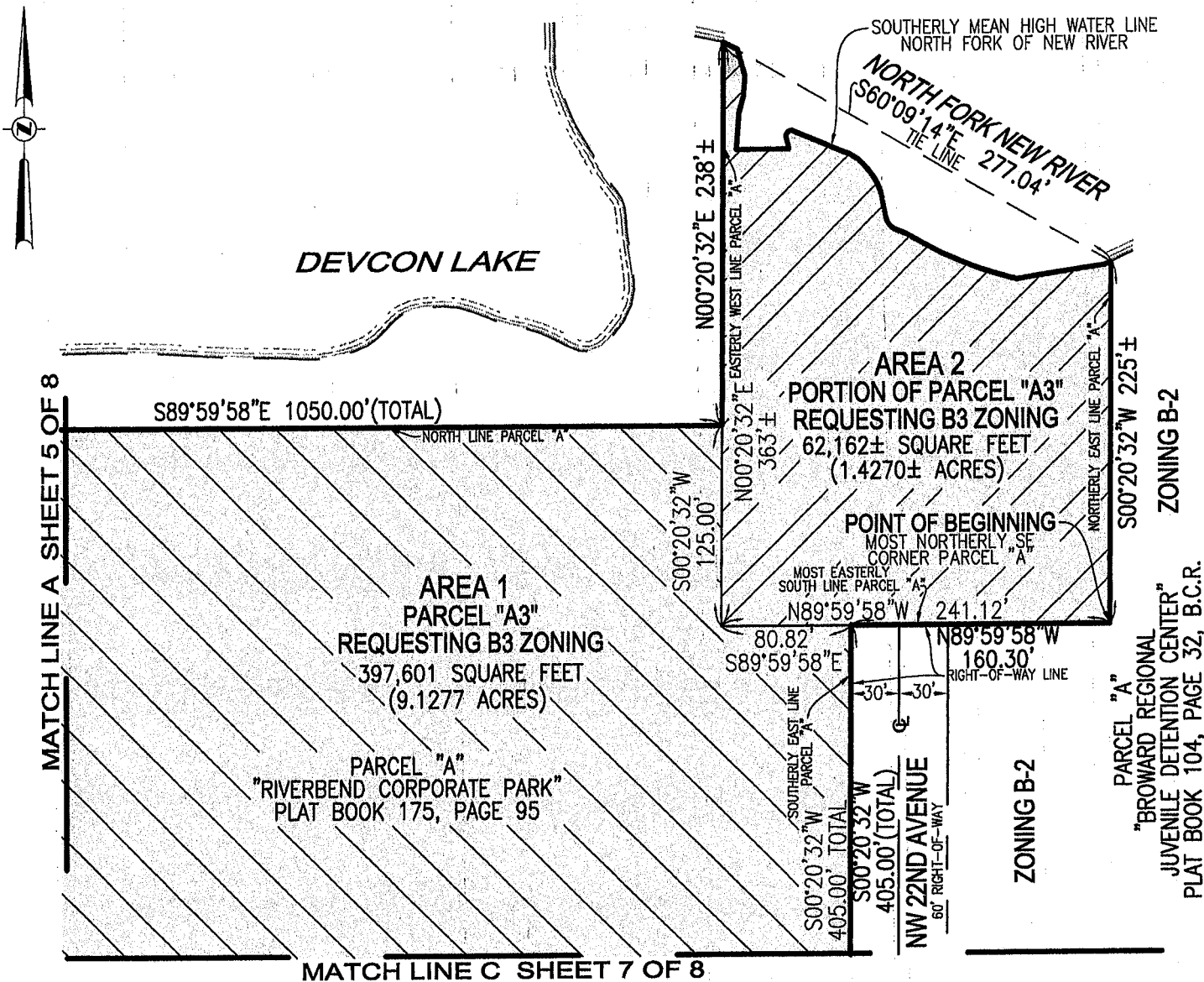
M.D. O.K.



SKETCH AND LEGAL DESCRIPTION
 BY
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
 E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=100' | DRAWN BY: B.B.

ORDER NO.: 61769 rev2

DATE: 09/21/16; REV. 9/30/16; 4/6/17

PARCELS REQUESTING REZONING

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 6 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
 WITHOUT SHEETS 1 THRU 8, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- FPL FLORIDA POWER & LIGHT COMPANY
- B.C.R. BROWARD COUNTY RECORDS

M.O. O.K.



SKETCH AND LEGAL DESCRIPTION

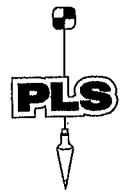
BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

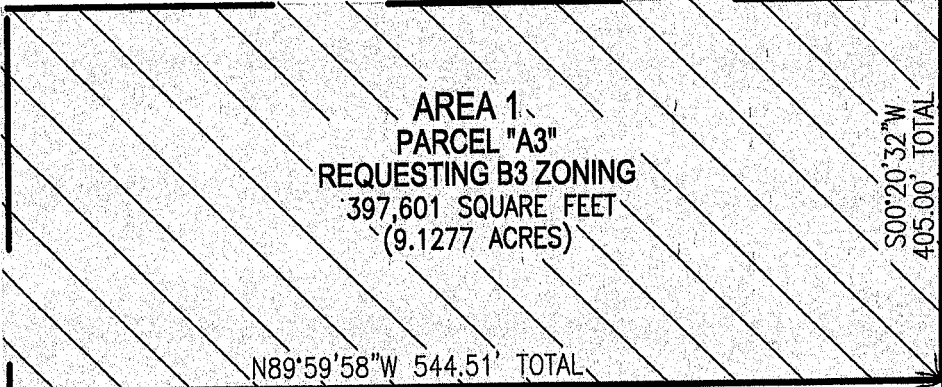
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

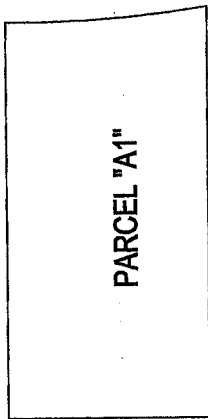


MATCH LINE C SEE SHEET 6 OF 8

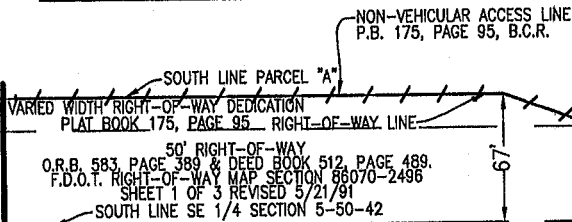
SEE SHEET 5 OF 8
MATCH LINE A



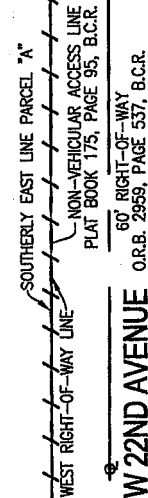
SEE SHEET 8 OF 8
MATCH LINE A



PARCEL "A"
"RIVERBEND CORPORATE PARK"
PLAT BOOK 175, PAGE 95, B.C.R.
PARCEL "A2"
(B1 ZONING)



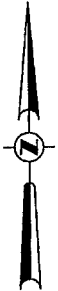
WEST BROWARD BOULEVARD (STATE ROAD NO. 842)



NW 22ND AVENUE
60' RIGHT-OF-WAY

ZONING B-2
PARCEL "A"
"BROWARD REGIONAL
JUVENILE
DETENTION CENTER"
P.B. 104, PAGE 32

ZONING B-1 & B-2
UNSUBDIVIDED PORTION OF
SECTION 5-50-42



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=100' | DRAWN BY: B.B.

ORDER NO.: 61769 rev2

DATE: 09/21/16; REV. 9/30/16; 4/6/17

PARCELS REQUESTING REZONING

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 7 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 THRU 8, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- FPL FLORIDA POWER & LIGHT COMPANY
- B.C.R. BROWARD COUNTY RECORDS

