



**DEVELOPMENT REVIEW COMMITTEE (DRC)**  
**Plat Application**

- Cover:** Deadline, Notes, and Fees  
**Page 1:** Applicant Information Sheet  
**Page 2:** Required Documentation / Submittal Checklist  
**Page 3:** Technical Specifications For Plat Submittal

**DEADLINE:** Submittals are received prior to 4:00 PM Monday through Thursday and prior to 12:00 PM on Friday. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

**NOTES:** Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

**FEES:** All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

**Plat Application** **\$ 1,450.00**

**Page 1: DRC Plat - Applicant Information Sheet**

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

**NOTE:** To be filled out by Department

<b>Case Number</b>	
<b>Date of complete submittal</b>	

**NOTE:** For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

<b>Property Owner's Name</b>	City of Fort Lauderdale
<b>Property Owner's Signature</b>	If a signed agent letter is provided, no signature is required on the application by the owner.
<b>Address, City, State, Zip</b>	100 North Andrews Avenue Fort Lauderdale, FL 33301
<b>E-mail Address</b>	asolomon@fortlauderdale.gov
<b>Phone Number</b>	954.828.6022
<b>Proof of Ownership</b>	<input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

**NOTE:** If **AGENT** is to represent **OWNER**, notarized letter of consent is required

<b>Applicant / Agent's Name</b>	KEITH / Ann DeVeaux
<b>Applicant / Agent's Signature</b>	See Letter of Notarized Consent Attached
<b>Address, City, State, Zip</b>	301 E Atlantic Boulevard, Pompano Beach, FL 33060
<b>E-mail Address</b>	Adeveaux@keithteam.com
<b>Phone Number</b>	954.788.3400
<b>Letter of Consent Submitted</b>	See Attached Letter of Consent

<b>Development / Project Name</b>	City of Fort Lauderdale Police Headquarters
<b>Development / Project Address</b>	<b>Existing:</b> 1300-1350 W Broward Blvd <b>New:</b> 1300-1350 W Broward Blvd
<b>Legal Description</b>	<small>ALL OF BLOCKS 117, 118, 126, AND THE 13 FOOT ALLEYS WITHIN SAID BLOCKS AND THAT PORTION OF FLORENCE STREET (S.W. 1ST STREET) AND NORTH 3RD STREET (S.W. 2ND STREET), CITY OF</small>
<b>Tax ID Folio Numbers</b> (For all parcels in development)	504209010070; 504209092510
<b>Request / Description of Project</b>	New Police Headquarters Plat
<b>Applicable ULDR Sections</b>	Sec.47-24.5.D.
<b>Total Estimated Cost of Project</b>	\$ 18,450,560 <i>(Including land costs)</i>

<b>Land Use Designation</b>	Community Facilities; Commercial; Medium High
<b>Current Zoning Designation</b>	CF; B-1; RMM-25
<b>Current Use of Property</b>	Municipal - Police Headquarters
<b>Number of Residential Units</b>	N/A
<b>Non-Residential SF (and Type)</b>	N/A
<b>Total Bldg. SF (include structured parking)</b>	250,000 SF
<b>Site Adjacent to Waterway</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
<b>Lot Size (SF / Acreage)</b>	None	793,408 SF/ 18.21 Acres
<b>Lot Density</b>	N/A	N/A
<b>Lot Width</b>	N/A	N/A

City Commission District : 02  
 Neighborhood Association: N/A

**Page 2: Required Documentation**

**One (1) copy of the following documents:**

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner

**The following number of Plans:**

- One (1) original set, signed and sealed at 24" x 36"
- One (1) copy sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format

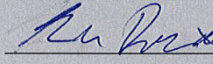
**NOTE:** For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

**Plan sets should include the following:**

- Narrative** describing request and narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narrative must be on letterhead, dated, and with author indicated.
- Cover sheet** including project name and table of contents.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal.
- Proposed plat** with all required technical specifications met.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

**NOTES:**

- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;

<b>Applicant's Affidavit</b> I acknowledge that the Required Documentation and Technical Specifications of the application are met:	<b>Staff Intake Review</b> For Urban Design & Planning Division use only:
Print Name <u>Ann DeVeaux</u>	Date _____
Signature <u></u>	Received By _____
Date <u>3/23/2022</u>	Tech. Specs Reviewed By _____
	Case No. _____

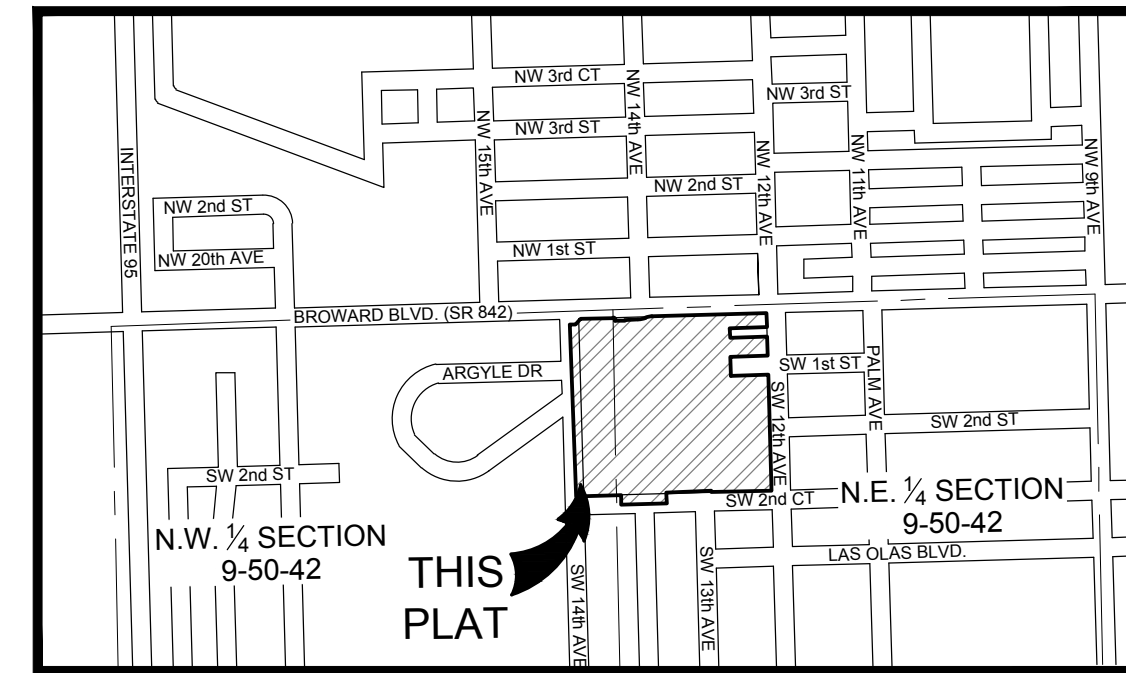
### Page 3: Technical Specifications For Plat Submittal

**Instructions:** All applicable provisions of ULDR Sec. 47-24.5 (Subdivision Regulations) shall be satisfied. Pursuant to Section 47-24.2, applicant must provide the following:

1. The plat submitted for approval shall be clearly and legibly drawn in black waterproof drawing ink upon tracing cloth or an approved drafting film.
2. Plats shall be on sheets twenty-four (24) inches by thirty-six (36) inches overall, with one (1) inch borders on three (3) sides and a three-inch border on the left. When the size or shape of the subdivision necessitates more than one (1) sheet, each sheet shall be clearly marked as near as possible to the upper right corner "Sheet No. ( ) of (total) sheets". All multiple sheet plats shall be clearly cross-referenced to the proper sheet numbers at the match lines and a reasonable portion of the overlapping area shall be shown in outline form. In addition, every plat sheet shall have placed in the upper right corner outside the border "Plat Book Page" for the use of the recorder.
3. The plat shall be at a scale of not more than one hundred (100) feet to the inch and shall include the following information:
  - a) Subdivision name or identifying title including the section (s), township(s), range(s), city, county, and state.
  - b) Location sketch showing location of subdivision with respect to section lines and surrounding streets and landmarks.
  - c) North point, graphic scale and month and year plat drawn.
  - d) Corporate limits when in or adjacent to subdivision.
  - e) Boundary lines of the tract with accurate distances to hundredths of a foot and angles to half minutes. These boundaries shall be determined by accurate survey in the field, which shall be balanced and closed with error closures not to exceed one (1) foot to five thousand (5,000) feet. Surveys shall be coordinated and tied into the nearest established section corner or quarter section corner by angle and distance.
  - f) The exact names, locations and widths along the property lines of all existing or recorded streets intersecting or paralleling the boundaries of the tract.
  - g) The accurate location of all permanent reference monuments.
  - h) The exact layout including: street and alley lines, street names, bearings, angles of intersection and widths (including widths along the lines of any obliquely intersecting streets); lengths of area and radius, points of curvature and tangent bearings; all easements owned by or rights-of-way provided for public utilities; all lot lines with dimensions in feet and hundredths, and with bearings or angles if other than right angles to the street and alley lines.
  - i) Lots numbered in numerical order within each block or lettered in alphabetical order.
  - j) The accurate outline of all property which is to be dedicated or proposed for public use including open drainage courses and suitable easements, and all property that may be reserved by covenants in deeds for the common use of the property owners in the subdivision with the purposes indicated thereon.
  - k) A complete description of land intended to be subdivided, and the extent and boundaries of the platted area shall be graphically indicated in a clear and understandable manner.
  - l) Names and locations of adjoining subdivisions, the adjacent portions of which shall be shown in outline form.
  - m) Acknowledgment by the owner or owners and all mortgage lienholders of lands included within the plat of the execution of same and the dedication to public use of all streets, alleys, parks, easements and other public places shown upon same.
  - n) The certificate of the surveyor attesting to the accuracy of the survey and that the permanent reference monuments have been established according to law.
  - o) Space and forms for the following necessary approvals:
    - City Commission
    - City Planning and Zoning Board
    - City Engineer
    - County Commission
    - County Engineer
  - p) Dedication. The plat shall contain upon the face thereof an unreserved dedication to the public of all streets, highways, alleys, parks, parkways, easements, commons or other public places included within the plat, such dedication to be subscribed to by the legal and equitable owners of such lands and by all persons holding mortgages against such lands, with dedication shall be acknowledged before an officer authorized to take acknowledgments of deeds. Such plat containing such dedication, when properly recorded, shall constitute a sufficient, unrevokable conveyance to vest in the City fee title to the parcel of land dedicated for public use, to be held by the City in trust for the uses and purposes intended, and the approval of the plat by the City Commission shall have the force and effect of an acceptance.
  - q) Payment of Taxes. No plat shall be accepted by the City or approved by the City Commission unless and until all taxes and improvement liens levied against the land included in such plat have been paid and discharged.

# FT. LAUDERDALE POLICE HEADQUARTERS

A REPLAT OF BLOCKS 117, 118, LOTS 1 THRU 14, AND A PORTION OF LOTS 15 THRU 28, BLOCK 125, THE VACATED ALLEYS LYING BETWEEN SAID BLOCK, AND THE VACATED RIGHT OF WAY FOR SW 1ST STREET AND SW 2ND STREET BETWEEN SAID BLOCKS IN WAVERLY PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOTS 7, THRU 9, W.C. VALENTINE'S SURVEY, AS RECORDED IN PLAT BOOK B, PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOTH LYING IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
AUGUST, 2022



**LOCATION SKETCH**  
NOT TO SCALE

**DESCRIPTION:**  
SEE SHEET 2

**DEDICATION:**

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT SWEET MORNINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION AS OWNERS OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 9, TOWNSHIP 50, SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS FT. LAUDERDALE POLICE HEADQUARTERS, DO HEREBY DEDICATE THE FOLLOWING:

THE ACCESS EASEMENT SHOWN HEREON HEREBY DEDICATED TO THE PUBLIC FOR ACCESS PURPOSES.

PARCELS "C", "D", & "E" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

THE ADDITIONAL RIGHT-OF-WAY PARCELS "F" AND "G" AS SHOWN HEREON, ADJACENT TO BROWARD BOULEVARD (STATE ROAD NO. 842) IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

WITNESS: \_\_\_\_\_ THE CITY OF FORT LAUDERDALE,  
PRINT NAME: A FLORIDA MUNICIPAL CORPORATION,  
WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: GREG CHAVARRIA  
( \_\_\_\_\_ )

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED GREG CHAVARRIA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CITY MANAGER OF THE CITY FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CITY MANGER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_.

MY COMMISSION EXPIRES:

NOTARY PUBLIC: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

**CITY OF FORT LAUDERDALE APPROVALS:**

**CITY PLANNING AND ZONING BOARD:**

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA HAS HEREBY APPROVED AND ACCEPTED THIS PLAT, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

**CITY COMMISSION:**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF FORT LAUDERDALE, FLORIDA, IN AND BY RESOLUTION NO. \_\_\_\_\_ ADOPTED BY THE SAID CITY COMMISSION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 202\_\_.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: \_\_\_\_\_  
DAVID R. SOLOMAN  
CITY CLERK

**CITY ENGINEERING:**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 202\_\_.

BY: \_\_\_\_\_  
DANIEL A. RAY  
FLORIDA P.E. REGISTRATION NO. 81248

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 202\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 202\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION**

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
MAYOR-COUNTY COMMISSION

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
RICHARD TORNESE ROBERTO CHAVEZ  
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. LS7280  
FLORIDA REGISTRATION NO. 40263

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

**BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT**

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

\_\_\_\_\_  
DIRECTOR OR DESIGNEE DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON \_\_\_\_\_, 202\_\_.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: \_\_\_\_\_ FOR THE FIRM BY: \_\_\_\_\_

DONALD SPICER  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4677  
STATE OF FLORIDA

CITY OF FT. LAUDERDALE	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY: <b>KEITH</b> 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 EMAIL: mail@KEITHteam.com LB NO. 6860 XXX-MP-22
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# FT. LAUDERDALE POLICE HEADQUARTERS

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 2 OF 6

A REPLAT OF BLOCKS 117, 118, LOTS 1 THRU 14, AND A PORTION OF LOTS 15 THRU 28, BLOCK 125, THE VACATED ALLEYS LYING BETWEEN SAID BLOCK, AND THE VACATED RIGHT OF WAY FOR SW 1ST STREET AND SW 2ND STREET BETWEEN SAID BLOCKS IN WAVERLY PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOTS 7, THRU 9, W.C. VALENTINES SURVEY, AS RECORDED IN PLAT BOOK B, PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOTH LYING IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
AUGUST, 2022

## DESCRIPTION:

### PARCEL 1

LOTS 1, 2, 3 AND 4, BLOCK 125, WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 19, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. PURSUANT TO FINAL ORDER OF TAKING ENTERED IN CITY OF FORT LAUDERDALE, ET AL., V. SWEET MORNINGS, LLC ET AL., CASE NO. CACE 21011148, IN AND FOR THE CIRCUIT COURT OF THE 17th JUDICIAL CIRCUIT IN AND FOR BROWARD COUNTY, FLORIDA AS RECORDED ON JANUARY 18, 2022 UNDER INSTRUMENT NO. 117873323 OF THE PUBLIC RECORDS OF BROWARD COUNTY; FLORIDA.

### PARCEL 2

N 855 FEET OF LOT 7 LESS RD, N 900 FEET OF LOT 8 LESS RD, & N 850 FEET OF LOT 9 LESS RD, VALENTINES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, TOGETHER WITH BLOCKS 117 AND 118 AND LOTS 5 TO 28 BLOCK 125 OF WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

### LESS AND EXCEPT

THE NORTH 14.25 FEET OF LOT 24, BLOCK 125, WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA. SEE ORDER OF TAKING, DIVISION OF ADMINISTRATION, STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION V. RON M. BRACEY, JR., ET AL., CASE NO. 78-8810, IN THE CIRCUIT COURT IN AND FOR BROWARD COUNTY, FLORIDA.

THE NORTH 14.19 FEET OF LOT 17 AND NORTH 14.2 (ILLEGIBLE) OF LOT 18, BLOCK 125, WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA AND AS RECORDED DEED BOOK 790, PAGE 261.

THE NORTH 14.25 FEET OF LOTS 20 AND 21, BLOCK 125, WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA AND RECORDED IN DEED BOOK 790, PAGE 227.

THE NORTH 14.23 FEET OF LOT 19, BLOCK 125, WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA AND AS RECORDED IN DEED BOOK 790, PAGE 267.

THE NORTH 14.33 FEET OF LOT 25 AND THE NORTH 14.35 FEET OF LOTS 26, 27 AND 28, BLOCK 125, WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA AND AS RECORDED IN DEED BOOK 790, PAGE 303. (NOTE: IN 1978, MINNIE LEE WRIGHT, WIDOW OF F.G. WRIGHT, CONVEYED THE SAME PARCELS TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 7575, PAGE 733

THE NORTH 14.27 FEET OF LOT 22 AND THE NORTH 14.29 OF LOT 23, BLOCK 125, WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA AND AS RECORDED IN DEED BOOK 790, PAGE 317.

THE NORTH 14(ILLEGIBLE). FEET OF LOT 15 AND THE (ILLEGIBLE) OF LOT 16, BLOCK 125, WAVERLY PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA AND AS RECORDED IN DEED BOOK 790, PAGE 287.

### PARCEL 3

THAT 10 FOOT ALLEY ABUTTING LOTS 5 THROUGH 24, INCLUSIVE, BLOCK 125, WAVERLY PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 19, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA. SAID ALLEY WAS VACATED PURSUANT TO ORDINANCE NO. 86-21 AND RECORDED IN OFFICIAL RECORDS BOOK 13309, PAGE 543 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### PARCEL 4

A PORTION OF SW FIRST STREET (WHICH I ASSUME IS FLORIDA STREET) LYING 100 FEET WEST OF SW 12th AVENUE AND DESCRIBED AS THAT RIGHT OF WAY LYING BETWEEN LOTS 15 THROUGH 24, BLOCK 118, INCLUSIVE AND LOTS 5 THROUGH 14, INCLUSIVE, BLOCK 125, WAVERLY PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA. SAID RIGHT OF WAY WAS VACATED PURSUANT TO ORDINANCE NO. 86-22 AND RECORDED IN OFFICIAL RECORDS BOOK 13309, PAGE 545 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

### PARCEL 5

THAT 10 FOOT ALLEY, BLOCK 118, WAVERLY PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 19, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA. SAID ALLEY WAS VACATED PURSUANT TO ORDINANCE NO. 86-23 AND RECORDED IN OFFICIAL RECORDS BOOK 13309, PAGE 547 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### PARCEL 6

A PORTION OF SW 2ND STREET (WHICH I ASSUME IS NORTH 3rd STREET) WEST OF SW 12th AVENUE AND DESCRIBED AS THAT DEDICATED RIGHT OF WAY LYING BETWEEN LOTS 15 THROUGH 28, INCLUSIVE BLOCK 117, AND LOTS 1 THROUGH 14, INCLUSIVE BLOCK 118 WAVERLY PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA. SAID RIGHT OF WAY WAS VACATED PURSUANT TO ORDINANCE NO. 86-19 AND RECORDED IN OFFICIAL RECORDS BOOK 13309, PAGE 541 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### PARCEL 7

THAT 10 FOOT ALLEY, BLOCK 117, WAVERLY PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 19, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA. SAID ALLEY WAS VACATED PURSUANT TO ORDINANCE NO. 86-20 AND RECORDED IN OFFICIAL RECORDS BOOK 13309, PAGE 627 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

## ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 117, WAVERLY PLACE: THENCE SOUTH 88°00'53" WEST ALONG THE SOUTH LINE OF SAID BLOCK 117, A DISTANCE OF 350.79 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 117 AND A POINT ON THE EAST LINE OF SAID LOT 9, W.C. VALENTINES SUBDIVISION; THENCE NORTH 01°57'46" WEST ALONG SAID EAST LINE OF LOT 9, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°00'53" WEST ALONG THE SOUTH LINE OF THE NORTH 850.00 FEET OF SAID LOT 9, A DISTANCE OF 209.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8, W.C. VALENTINES SUBDIVISION; THENCE SOUTH 01°57'46" EAST ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 900.00 FEET OF SAID LOT 8; THENCE SOUTH 88°00'53" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 209.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7, W.C. VALENTINES SUBDIVISION; THENCE NORTH 01°57'46" WEST ALONG SAID EAST LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 855.00 FEET OF SAID LOT 7; THENCE SOUTH 88°00'53" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 208.26 FEET TO A POINT ON WEST LINE OF SAID LOT 7; THENCE NORTH 02°05'07" WEST ALONG SAID WEST LINE, A DISTANCE OF 795.91 FEET; THENCE NORTH 88°01'11" EAST, A DISTANCE 25.00 FEET; THENCE NORTH 42°57'35" EAST, A DISTANCE OF 34.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD, AS SHOWN ON SAID RIGHT OF WAY MAP SECTION 86006-2501; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES AND DISTANCES; THENCE NORTH 88°01'11" EAST, A DISTANCE OF 150.97 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 9.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", FOR A DISTANCE OF 14.92 FEET TO A POINT OF TANGENCY AND A POINT ON THE EAST LINE OF SAID LOT 7, W.C. VALENTINES SUBDIVISION; THENCE SOUTH 01°58'49" EAST, A DISTANCE

OF 4.50 FEET; THENCE NORTH 88°01'11" EAST, A DISTANCE OF 44.50 FEET; THENCE NORTH 01°58'49" WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 88°01'11" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 107.00 FEET; THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°05'28", FOR A DISTANCE OF 35.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 93.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°05'28", FOR A DISTANCE OF 30.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°01'11" EAST, FOR A DISTANCE OF 597.64 FEET TO THE TERMINATION OF SAID NINE (9) COURSES AND DISTANCES AND A POINT ON THE EAST LINE OF SAID BLOCK 125, WAVERLY PLACE; THENCE SOUTH 02°02'58" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 100.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28, BLOCK 125, WAVERLY PLACE; THENCE SOUTH 88°00'53" WEST ALONG THE SOUTH LINE OF SAID LOTS 25 THRU 28, BLOCK 125, WAVERLY PLACE, 100.00 FEET; THENCE SOUTH 02°02'58" EAST, 10.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 125, WAVERLY PLACE; THENCE NORTH 88°00'53" EAST, ALONG THE NORTH LINE OF SAID LOTS 1 THRU 4, BLOCK 125, WAVERLY PLACE, 100.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 125, WAVERLY PLACE; THENCE SOUTH 02°02'58" EAST, 115.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 125, WAVERLY PLACE; THENCE SOUTH 88°00'53" WEST, ALONG THE SOUTH LINE OF SAID LOTS 1 THRU 4, BLOCK 125, WAVERLY PLACE, 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 125, WAVERLY PLACE; THENCE SOUTH 02°02'58" EAST, 40.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 25, BLOCK 118, WAVERLY PLACE; THENCE NORTH 88°00'53" EAST, ALONG THE NORTH LINE OF SAID LOTS 25 THRU 28, BLOCK 118, WAVERLY PLACE, 100.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 118, WAVERLY PLACE; THENCE SOUTH 02°02'58" EAST, ALONG THE EAST LINE OF SAID BLOCKS 117, AND 118, WAVERLY PLACE, 560.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 804,327 SQUARE FEET (18.465 ACRES) MORE OR LESS.

PREPARED BY:



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400

EMAIL: mail@KEITHteam.com LB NO. 6860

XXX-MP-22

# FT. LAUDERDALE POLICE HEADQUARTERS

A REPLAT OF BLOCKS 117, 118, LOTS 1 THRU 14, AND A PORTION OF LOTS 15 THRU 28, BLOCK 125, THE VACATED ALLEYS LYING BETWEEN SAID BLOCK, AND THE VACATED RIGHT OF WAY FOR SW 1ST STREET AND SW 2ND STREET BETWEEN SAID BLOCKS IN WAVERLY PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOTS 7, THRU 9, W.C. VALENTINES SURVEY, AS RECORDED IN PLAT BOOK B, PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOTH LYING IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
AUGUST, 2022

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**LEGEND:**

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- D.C.R. DADE COUNTY RECORDS
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
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- ☒ QUARTER SECTION CORNER
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**AREA TABULATION TABLE:**

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	382,065	8.772
PARCEL "B"	390,207	8.958
PARCEL "C"	9,405	0.216
PARCEL "D"	20,097	0.461
PARCEL "E"	1,954	0.045
PARCEL "F"	449	0.010
PARCEL "G"	150	0.003
<b>TOTAL</b>	<b>804,327</b>	<b>18.465</b>

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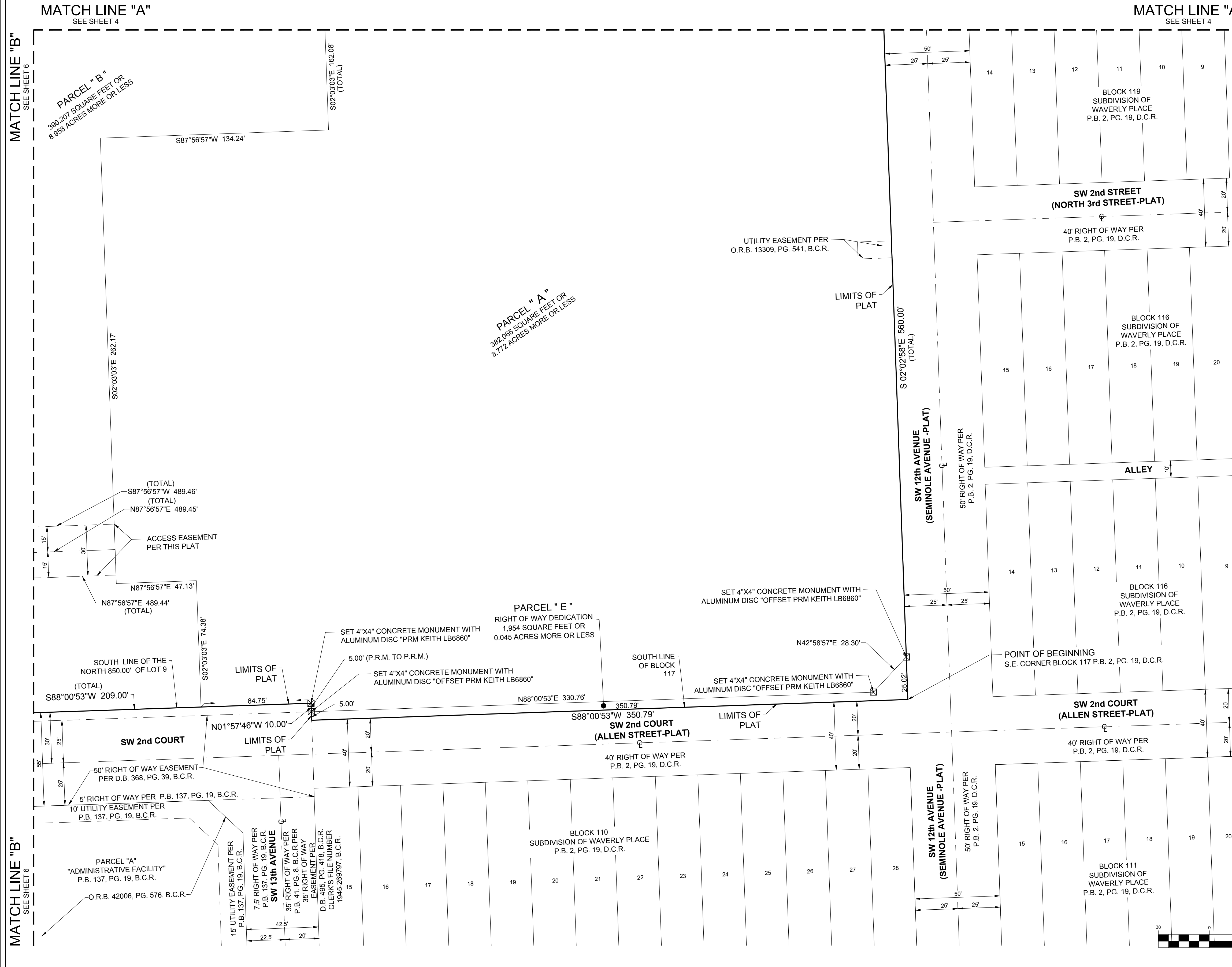
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GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



# FT. LAUDERDALE POLICE HEADQUARTERS

A REPLAT OF BLOCKS 117, 118, LOTS 1 THRU 14, AND A PORTION OF LOTS 15 THRU 28, BLOCK 125, THE VACATED ALLEYS LYING BETWEEN SAID BLOCK, AND THE VACATED RIGHT OF WAY FOR SW 1ST STREET AND SW 2ND STREET BETWEEN SAID BLOCKS IN WAVERLY PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 19 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOTS 7, THRU 9, W.C. VALENTINES SURVEY, AS RECORDED IN PLAT BOOK B, PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOTH LYING IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
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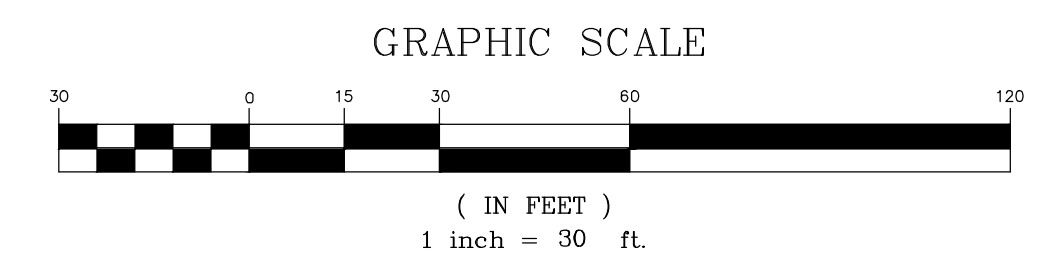
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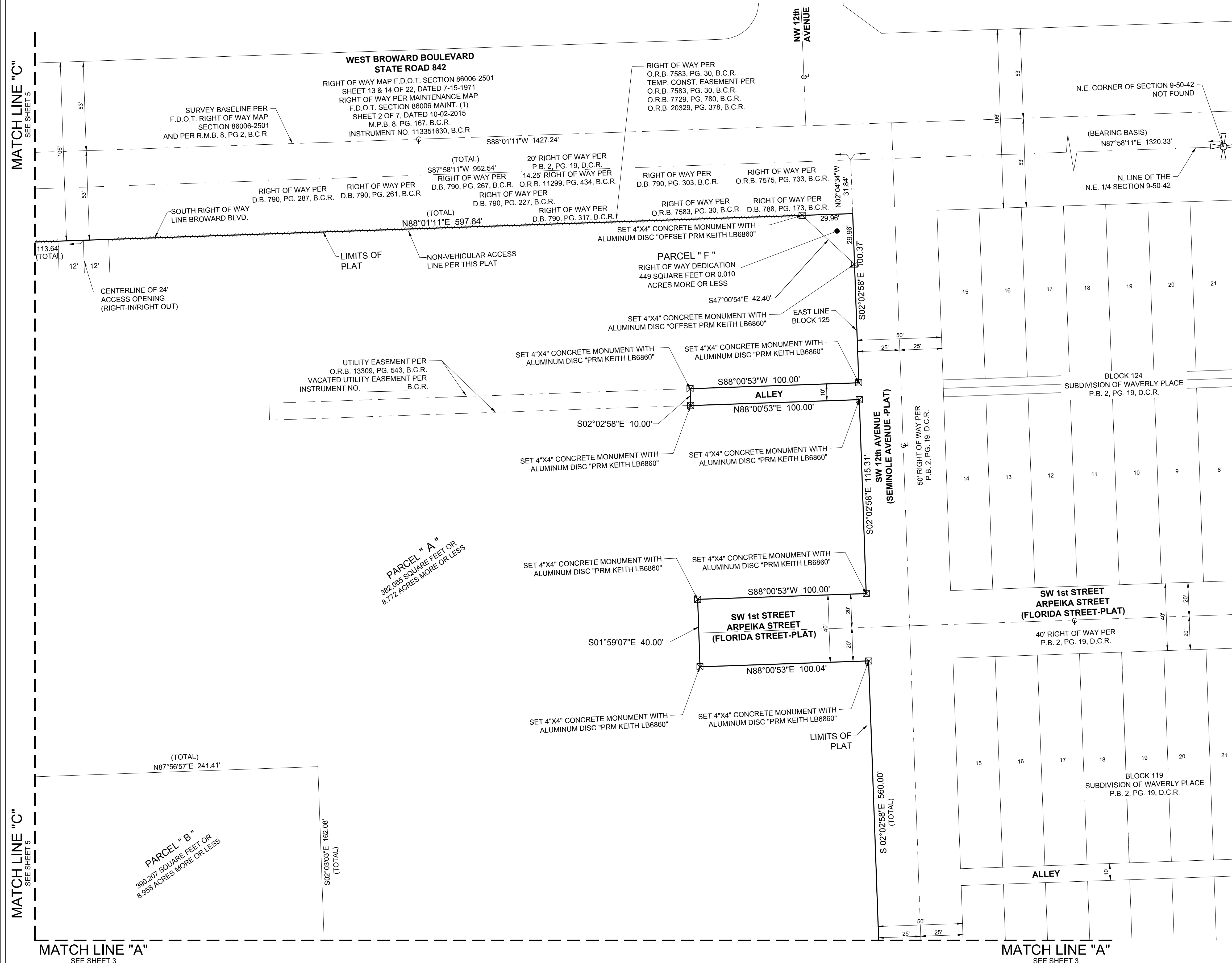
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# FT. LAUDERDALE POLICE HEADQUARTERS

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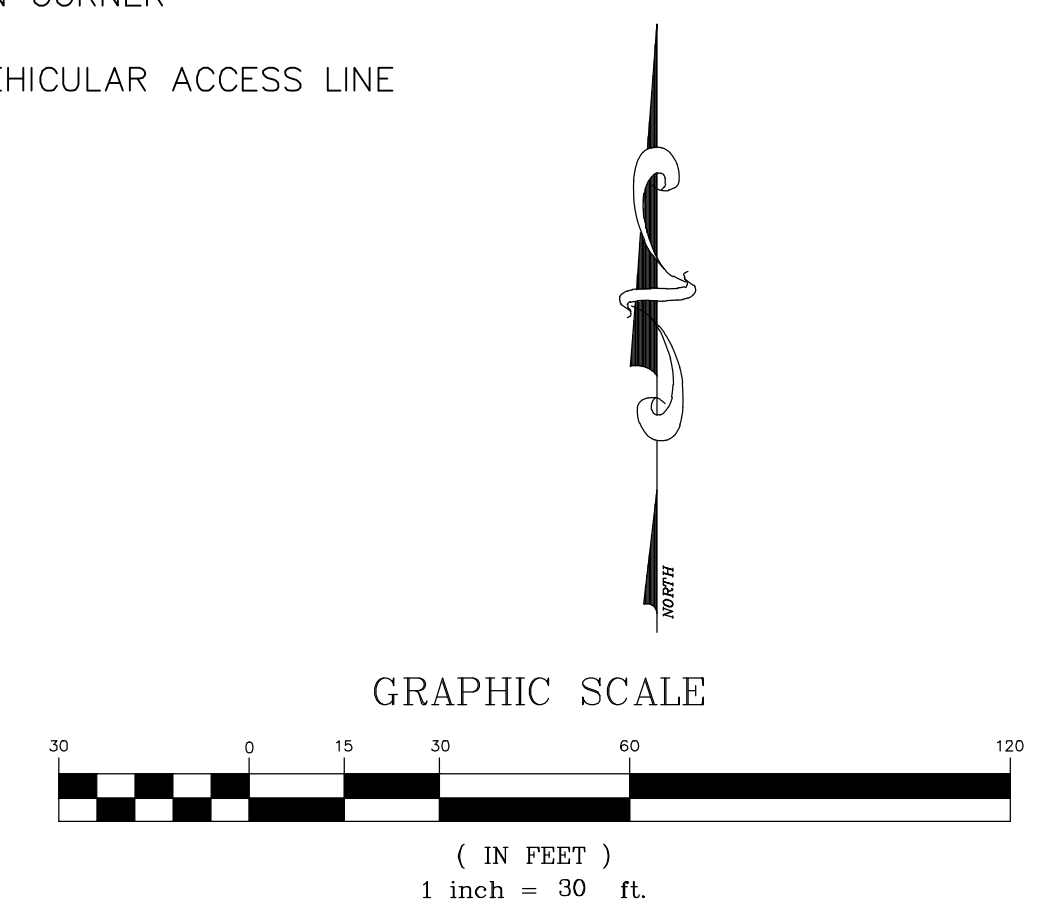
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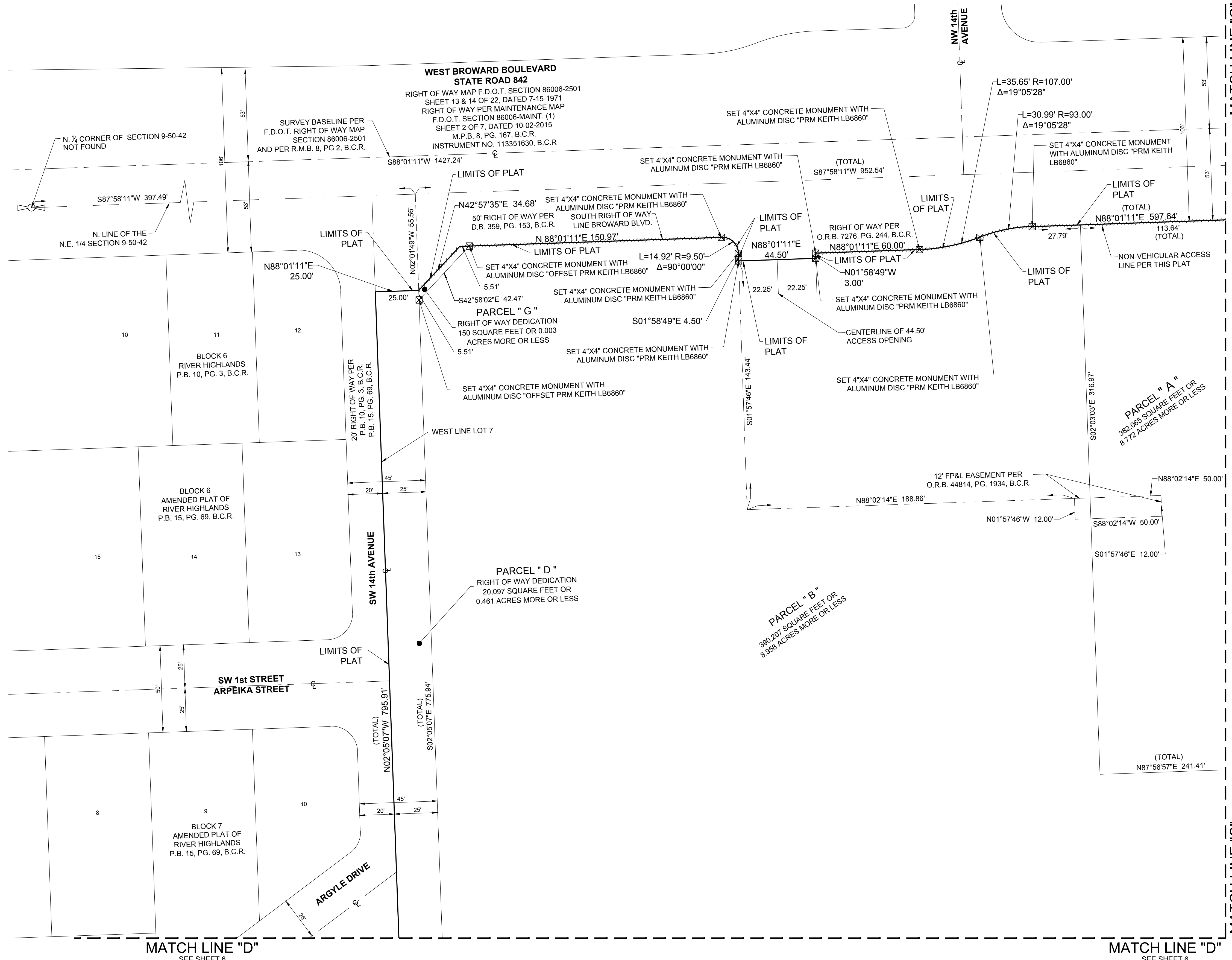
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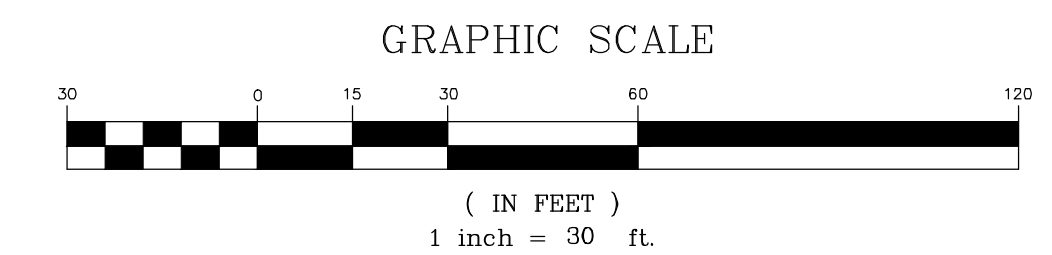
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MATCH LINE "D"  
SEE SHEET 5

MATCH LINE "D"  
SEE SHEET 5

MATCH LINE "B"  
SEE SHEET 2

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