

Page 1: PZB Site Plan - 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

Case Number	
Date of complete submittal	

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

Property Owner's Name	New River Center Maintenance Association Inc. *See attached list for additional owner detail
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	200 E. Las Olas Blvd., Fort Lauderdale, FL *
E-mail Address	syaro18@gmail.com *
Phone Number	(954) 527-9934 *
Proof of Ownership	<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

Applicant / Agent's Name	Neclaria M. Chakas, Esq., Lochrie & Chakas, P.A.
Applicant / Agent's Signature	<i>Neclaria Chakas</i>
Address, City, State, Zip	1401 E. Broward Blvd., Suite 303, Fort Lauderdale, FL 33301
E-mail Address	nchakas@lochrinelaw.com
Phone Number	(954) 779-1119
Letter of Consent Submitted	yes

Development / Project Name	Establishment of Special Sign District pursuant to ULDR §47-22.8 - Text Amendment to §47-22.4
Development / Project Address	Existing: New:
Legal Description	New River Center 151-15 B Parcel E less por desc in OR 28474/330 (See attached list for additional legal description)
Tax ID Folio Numbers (For all parcels in development)	504210940050 (See attached list for additional folio detail)
Request / Description of Project	Establishment of Special Sign District pursuant to ULDR §47-22.8 - Text Amendment to §47-22.4
Applicable ULDR Sections	ULDR §47-22.8 and § 47-22.4
Total Estimated Cost of Project	\$ (Including land costs)

NOTE: Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type.

Estimated Park Impact Fee	\$	Fee Calculator: http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm
Future Land Use Designation	N/A	
Proposed Land Use Designation	N/A	
Current Zoning Designation	N/A	
Proposed Zoning Designation	N/A	
Current Use of Property	N/A	
Residential SF (and Type)	N/A	
Number of Residential Units	N/A	
Non-Residential SF (and Type)	N/A	
Total Bldg. SF (include structured parking)	N/A	
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	N/A	N/A
Lot Density	N/A	N/A
Lot Width	N/A	N/A
Building Height (Feet / Levels)	N/A	N/A
Structure Length	N/A	N/A
Floor Area Ratio	N/A	N/A
Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Landscape Area	N/A	N/A
Parking Spaces	N/A	N/A

NOTE: State north, south, east or west for each yard.

Setbacks/Yards*	Required	Proposed
Front []	N/A	N/A
Side []	N/A	N/A
Side []	N/A	N/A
Rear []	N/A	N/A

Page 2: Required Documentation / Submittal Checklist

One (1) copy of the following documents:

- Original Pre-PZB signed-off set of plans and all supplemental documentation (ie. narratives, photos, etc.)
- Completed application (all pages must be filled out where applicable)
- One (1) electronic version of complete application and plans in PDF format

Two (2) original sets, signed and sealed, of Pre-PZB plans at 24" x 36"

Thirteen (13) copy sets, of Pre-PZB half-size scaled plans at 12" x 18"

- Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- 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.
- Cover sheet** on plan set to state project name and table of contents.

Current survey(s) of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.

Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. **Note: for Change of Use applications, this is not required.**

Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

Plans "A" thru "H". Note, for Change of Use applications, items asterisked (*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.

- | | | | |
|---|--|-------------------|--|
| <p><i>Plat</i></p> <p><i>Sign Plan attached</i></p> | <ul style="list-style-type: none"> A. Site Plan B. Details* C. Floor Plans D. Building Elevations* | <p><i>N/A</i></p> | <ul style="list-style-type: none"> E. Additional Renderings* F. Landscape Plans* G. Photometric Diagram* H. Engineering Plans* |
|---|--|-------------------|--|

Note: All copy sets must be clear and legible. If original set is in color, copy sets must also be in color.

Note: Plans must be bound, stapled and folded to 8 1/2" x 11". All non-plan documents should be 8 1/2" x 11" and stapled or bound.

Note: Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details.

Note: For examples of project narratives, site plan data tables, and renderings required with your application, please refer to the "Submittal Reference Book" available at Urban Design & Planning.

Applicant's Affidavit	Staff Intake Review
I acknowledge that the Required Documentation and Technical Specifications of the application are met:	For Urban Design & Planning staff use only:
Print Name <u>Nectaria Chakas</u>	Date _____
Signature <u>Nectaria Chakas</u>	Received By _____
Date <u>2/10/2022</u>	Tech. Specs Reviewed By _____
	Case No. _____

Page 3: Sign Notification Requirements and Affidavit

SIGN NOTICE

Applicant must **POST SIGNS** (for Planning and Zoning Board and City Commission Hearings) according to Sec. 47-27.4.

- Sign Notice shall be given by the applicant by posting a sign provided by the City stating the time, date and place of the Public Hearing on such matter on the property which is the subject of an application for a development permit. If more than one (1) public hearing is held on a matter, the date, time and place shall be stated on the sign or changed as applicable.
The sign shall be posted at least fifteen (15) days prior to the date of the public hearing.
The sign shall be visible from adjacent rights-of-way, including waterways, but excepting alleys.
If the subject property is on more than one (1) right-of-way, as described above, a sign shall be posted facing each right-of-way.
If the applicant is not the owner of the property that is subject of the application, the applicant shall post the sign on or as near to the subject property as possible subject to the permission of the owner of the property where the sign is located or, in a location in the right-of-way if approved by the City.
Development applications for more than one (1) contiguous development site shall be required to have sign notice by posting one (1) sign in each geographic direction, (north, south, east and west) on the public right-of-way at the perimeter of the area under consideration.
If the sign is destroyed or removed from the property, the applicant is responsible for obtaining another sign from the City and posting the sign on the property.
The sign shall remain on the property until final disposition of the application. This shall include any deferral, rehearing, appeal, request for review or hearings by another body. The sign information shall be changed as above to reflect any new dates.
The applicant shall, five (5) days prior to the public hearing, execute and submit to the department an affidavit of proof of posting of the public notice sign according to this section. If the applicant fails to submit the affidavit the public hearing will be postponed until the next hearing after the affidavit has been supplied.

AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA
BROWARD COUNTY

RE: BOARD OF ADJUSTMENT
HISTORIC PRESERVATION BOARD
PLANNING AND ZONING BOARD
CITY COMMISSION
CASE NO.

APPLICANT:

PROPERTY:

PUBLIC HEARING DATE:

BEFORE ME, the undersigned authority, personally appeared, who upon being duly sworn and cautioned, under oath deposes and says

- Affiant is the Applicant in the above cited City of Fort Lauderdale Board or Commission Case.
The Affiant/Applicant has posted or has caused to be posted on the Property the signage provided by the City of Fort Lauderdale, which such signage notifies the public of the time, date and place of the Public Hearing on the application for relief before the Board or Commission.
That the sign(s) referenced in Paragraph two (2) above was posted on the Property in such manner as to be visible from adjacent streets and waterways and was posted at least fifteen (15) days prior to the date of the Public Hearing cited above and has remained continuously posted until the date of execution and filing of this Affidavit. Said sign(s) shall be visible from and within twenty (20) feet of streets and waterways, and shall be securely fastened to a stake, fence, or building.
Affiant acknowledges that the sign must remain posted on the property until the final disposition of the case before the Board or Commission. Should the application be continued, deferred or re-heard, the sign shall be amended to reflect the new dates.
Affiant acknowledges that this Affidavit must be executed and filed with the City's Urban Design & Planning office five (5) calendar days prior to the date of Public Hearing and if the Affidavit is not submitted, the Public Hearing on this case shall be cancelled.
Affiant is familiar with the nature of an oath or affirmation and is familiar with the laws of perjury in the State of Florida and the penalties therefore.

Affiant

SWORN TO AND SUBSCRIBED before me in the County and State above aforesaid this day of 20

(SEAL)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47-27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Property Owner Name	Folio Number	Address	Contact Name/Email	Phone	Legal
New River Center Maintenance Association Inc.	504210940050	200 E. Las Olas Boulevard	Steven Yaroslawitz syaro18@gmail.com	(954)527-9934	NEW RIVER CENTER 151-15 B PARCEL E LESS POR DESC IN OR 28474/330
DK Las Olas LLC	5042107Y0010	100 E. Las Olas Boulevard	Stephen Webb swebb@koltter.com		NEW RIVER CENTER 151-15 B POR PAR A DESC AS BEG AT WLY MOST NW COR SAID PAR A:NE 42.47' E 220.28 SE 42.43 S 110.W 280.05' N 109.94 TO POB, LESS PARCELS DESC IN INSTR# 116409986 AS HOTEL ELEMENT & COMMERCIAL ELEMENT & LESS PARCEL DESC IN INSTR# 116502155 AS CONDOMINIUM PROPERTY AKA:FACILITIES ELEMENT 100 LAS OLAS
100 Las Olas Condominium Association Inc.	504210CB 504210CA		Stephen Webb swebb@koltter.com		
Las Olas River House Condominium Association Inc.	504210AM 504210AK	333 Las Olas Way	Steven Yaroslawitz syaro18@gmail.com	(954)527-9934	LAS OLAS RIVER HOUSE CONDO PER CDO BK/PG: 38617/366
PR II SR 200 East Las Olas Owner LLC % Prudential Real Estate	504210940020	200 E. Las Olas Boulevard	Paige Miller pmiller@stiles.com	(954) 463-0200	NEW RIVER CENTER 151-15 B PARCEL B
PR II/Stiles ROLO Apartments Owner LLC	504210940030	215 N. New River Drive East	Jon Auerbach@stiles.com	(954) 627-9284	NEW RIVER CENTER 151-15 B PARCEL C

100 LAS OLAS CONDOMINIUM ASSOCIATION, INC.

Anthony Fajardo, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**RE: 100 LAS OLAS CONDOMINIUM ASSOCIATION, INC.
New River Center Special Sign District – Appointment of Sign Committee**

Dear Mr. Fajardo,

Please allow this letter to serve as confirmation of our appointment of the New River Center Maintenance Association, Inc. to serve as the committee for purposes of governing the New River Center Special Sign District.

Sincerely,
**100 LAS OLAS CONDOMINIUM ASSOCIATION,
INC.**

By: [Signature]
Title: MANAGER
Address: 105 NE 1ST ST.
DELRAY BEACH, FL 33444

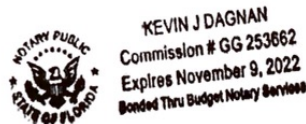
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of (check one):
 physical presence or online notarization, this 27 day of OCTOBER, 2021 by
GAVIN THOMAS, who is the VICE PRESIDENT of 100 Las Olas
Condominium Association, Inc., a Florida not for profit corporation, who is personally known to me
or who has produced _____ as identification

[Signature]
Notary Public
KEVIN DAGNAN
Typed, printed or stamped name of Notary Public

My Commission Expires:



DK LAS OLAS LLC

Anthony Fajardo, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**RE: DK Las Olas LLC
New River Center Special Sign District – Appointment of Sign Committee**

Dear Mr. Fajardo,

Please allow this letter to serve as confirmation of our appointment of the New River Center Maintenance Association, Inc. to serve as the committee for purposes of governing the New River Center Special Sign District.

Sincerely,
DK LAS OLAS LLC

By: [Signature]
Title: Authorized Signatory
Address: 105 NE 1ST ST.
DELRAY BEACH, FL 33444

ACKNOWLEDGEMENT

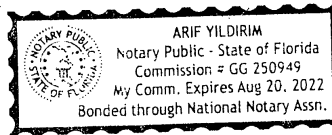
STATE OF FL
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me, by means of (check one):
 physical presence or online notarization, this 15 day of October, 2021, by Scott Webb, who is the _____ of **DK Las Olas LLC, a Florida limited liability company**, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public
Arif Yildirim

Typed, printed or stamped name of Notary Public

My Commission Expires: 8/20/2022



Las Olas River House Condominium Association, Inc.


Anthony Fajardo, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**RE: Las Olas River House Condominium Association, Inc.
New River Center Special Sign District – Appointment of Sign Committee**

Dear Mr. Fajardo,

Please allow this letter to serve as confirmation of our appointment of the New River Center Maintenance Association, Inc. to serve as the committee for purposes of governing the New River Center Special Sign District.

Sincerely,
**Las Olas River House Condominium Association,
Inc.**

By: 
Title: TREASURER
Address: 333 LAS OLAS WAY
MANAGEMENT OFFICE
FT LAUDERDALE, FL 33301

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of (check one):
 physical presence or online notarization, this 15 day of October, 2021, by Steven Yarnsowitz, who is the Treasurer of Las Olas River house Condominium Association, Inc., a Florida not for profit corporation, who is personally known to me or who has produced _____ as identification.



Caroline Pinsky
Notary Public
Caroline Pinsky
Typed, printed or stamped name of Notary Public

My Commission Expires: 8/24/22

PR II SR 200 EAST LAS OLAS OWNER LLC
Anthony Fajardo, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**RE: PR II/STILES ROLO APARTMENTS OWNER, LLC
New River Center Special Sign District – Appointment of Sign Committee**

Dear Mr. Fajardo,

Please allow this letter to serve as confirmation of our appointment of the New River Center Maintenance Association, Inc. to serve as the committee for purposes of governing the New River Center Special Sign District.

Sincerely,

**PR II/STILES ROLO APARTMENTS OWNER,
LLC, a Delaware limited liability company**

By: PR II/Stiles Rolo Apartments Holdings, LLC, a
Delaware limited liability company, its sole member

By: PR II Rolo Apartments Investor LLC, a Delaware
limited liability company, its Managing Member

By: PRISA II LHC, LLC, a Delaware limited liability
company its sole member and manager

By: 
Name: Edwin Siddons
Title: Vice President


Address: 301 E LAS OLAS BLVD
FORT LAUDERDALE FL 33301

ACKNOWLEDGEMENT

STATE OF New Jersey
COUNTY OF Morris

The foregoing instrument was acknowledged before me, by means of (check one):
 physical presence or online notarization, this 28th day of October, 2021, by
Edwin Siddons, who is the Authorized Signatory of **PR II/STILES ROLO
APARTMENTS OWNER, LLC, a Delaware limited liability company**, who is personally known to me
or who has produced _____ as identification.




Notary Public
**TAMIKA COOPER CLOSEIL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/2/2023**

PRII SR 200 EAST LAS OLAS OWNER, LLC

Anthony Fajardo, Director
Department of Sustainable Development
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33311

**RE: PRII SR 200 EAST LAS OLAS OWNER, LLC
New River Center Special Sign District – Appointment of Sign Committee**

Dear Mr. Fajardo,

Please allow this letter to serve as confirmation of our appointment of the New River Center Maintenance Association, Inc. to serve as the committee for purposes of governing the New River Center Special Sign District.

Sincerely,
PRII SR 200 EAST LAS OLAS OWNER, LLC

By: 
Title: Authorized Signatory
Address: 301 E LAS OLAS BLVD
FORT LAUDERDALE FL 33301

ACKNOWLEDGEMENT

STATE OF New Jersey
COUNTY OF Morris

The foregoing instrument was acknowledged before me, by means of (check one):
 physical presence, this 4th day of November, 2021, by Daniel McKeever, who is an Authorized Signatory of **PRII SR 200 EAST LAS OLAS OWNER LLC, a Delaware limited liability company**, who is personally known to me.


Notary Public

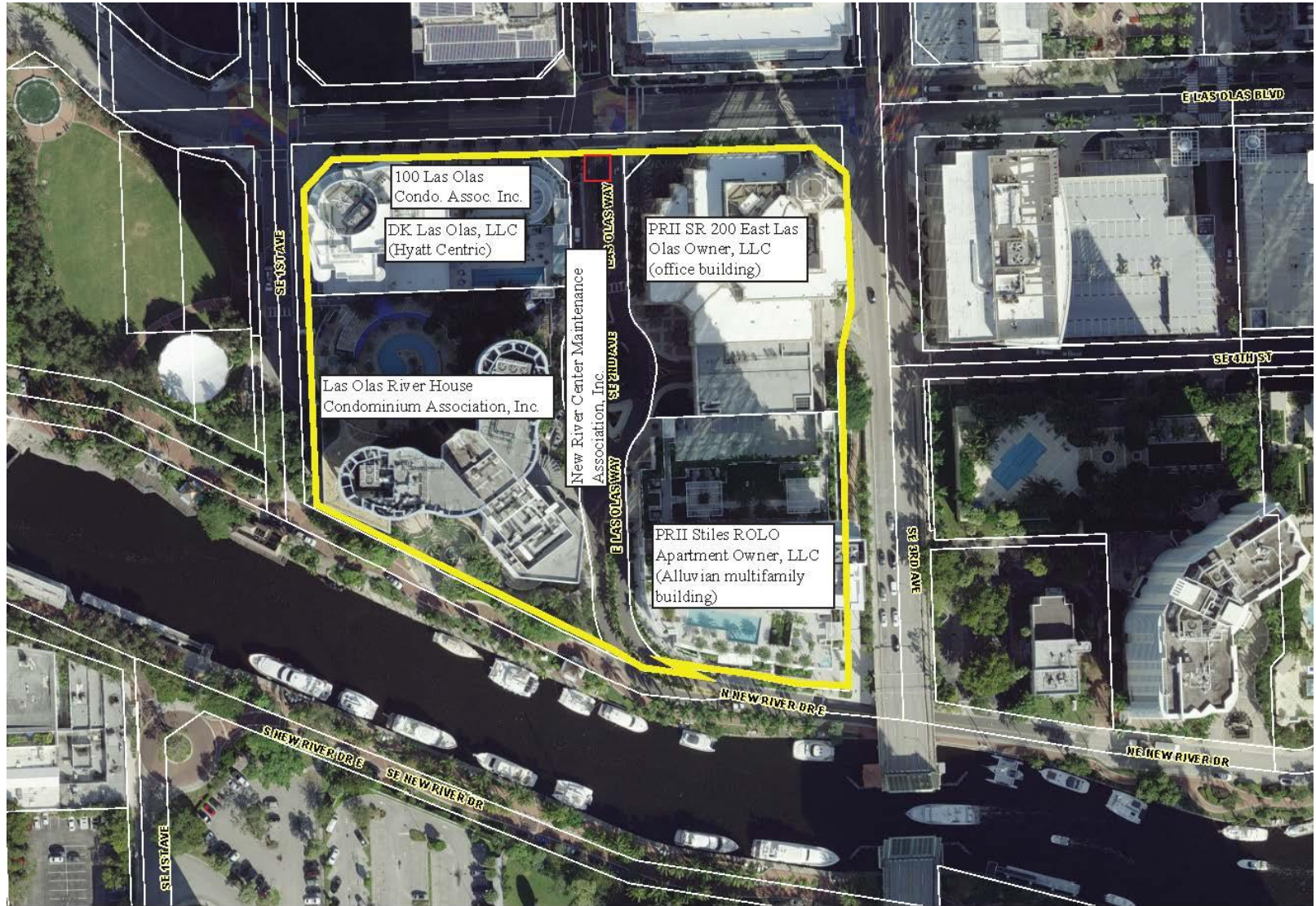
Michele Kosch
Typed, printed or stamped name of Notary Public

My Commission Expires:

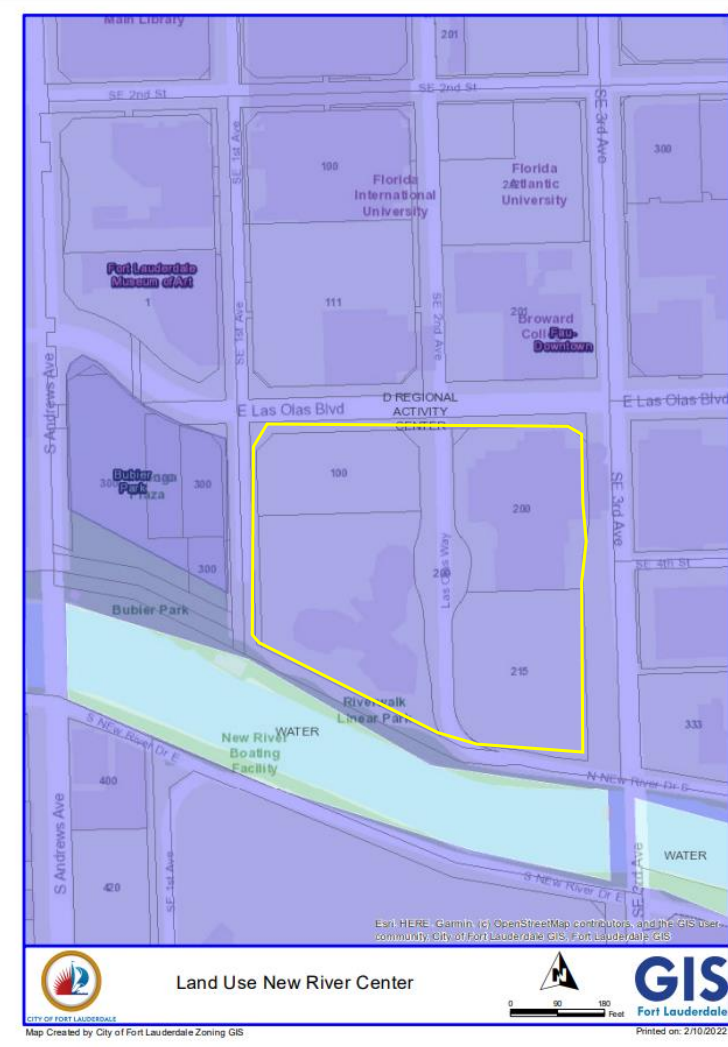
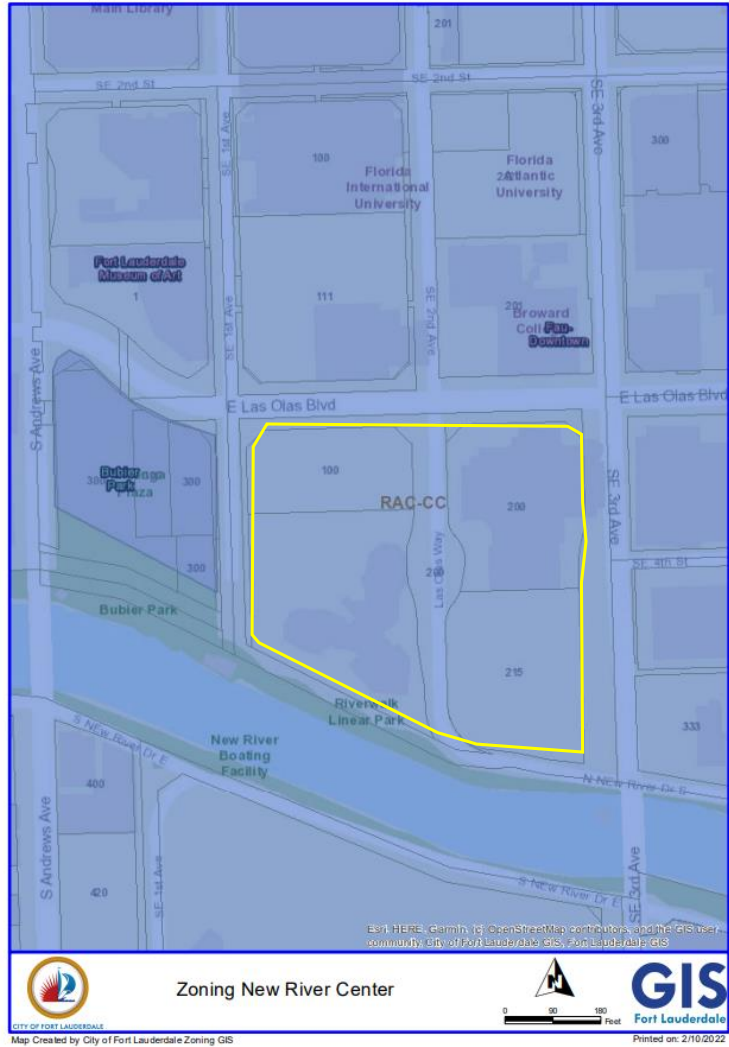
MICHELE KOSCH
NOTARY PUBLIC OF NEW JERSEY
Commission # 50024436
My Commission Expires 10/1/2025



NEW RIVER CENTER SPECIAL SIGN DISTRICT



- Table of Contents:**
- 1- Aerial with location of proposed sign**
 - 2- Land use and zoning maps**
 - 3- Sign plan/rendering**
 - 4- New River Center Plat**



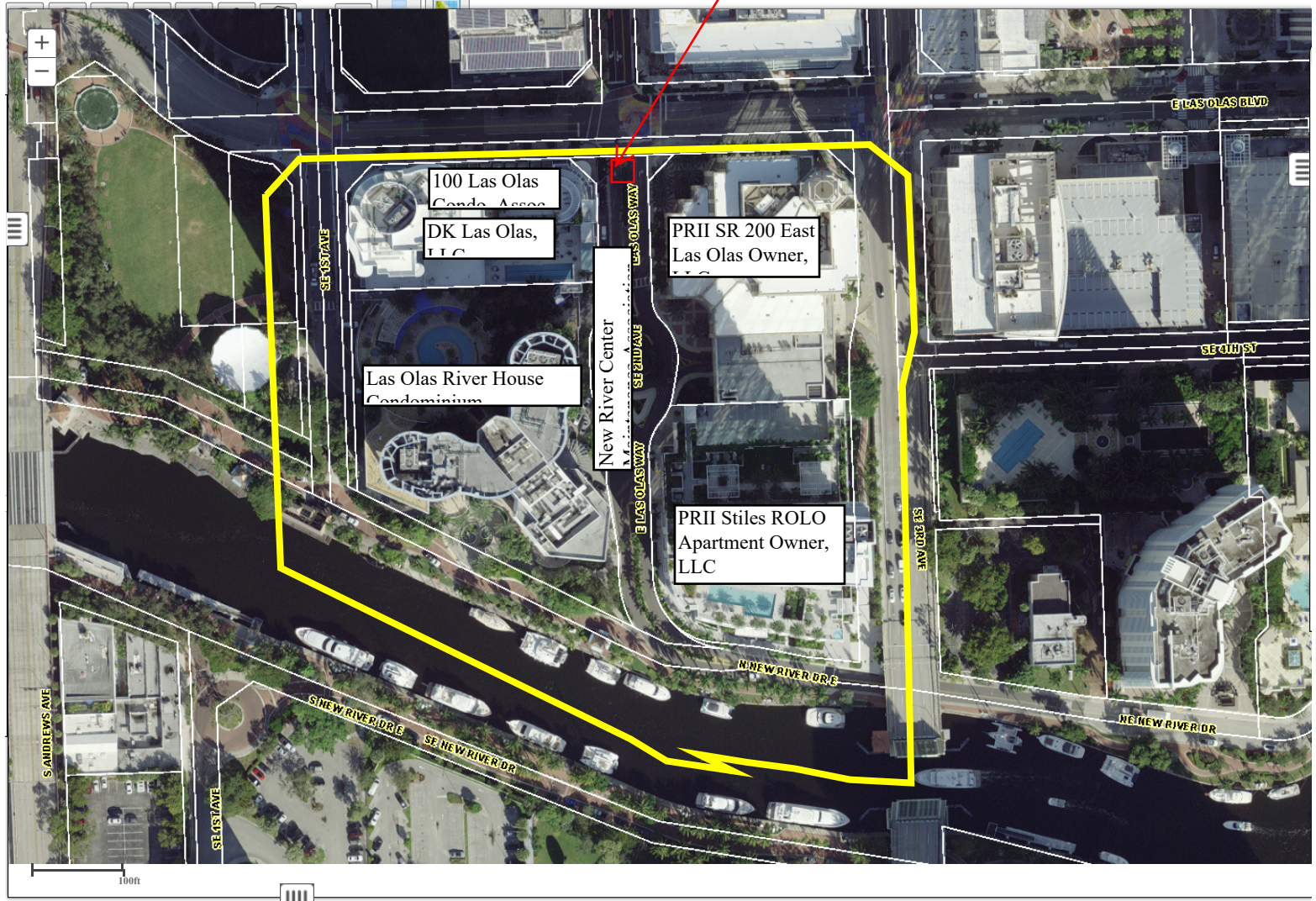
NEW RIVER CENTER SIGN

BCPA Web Map

Location of proposed

Yellow outline notes the limits of the

Marty Kiar Broward County Property Appraiser Florida



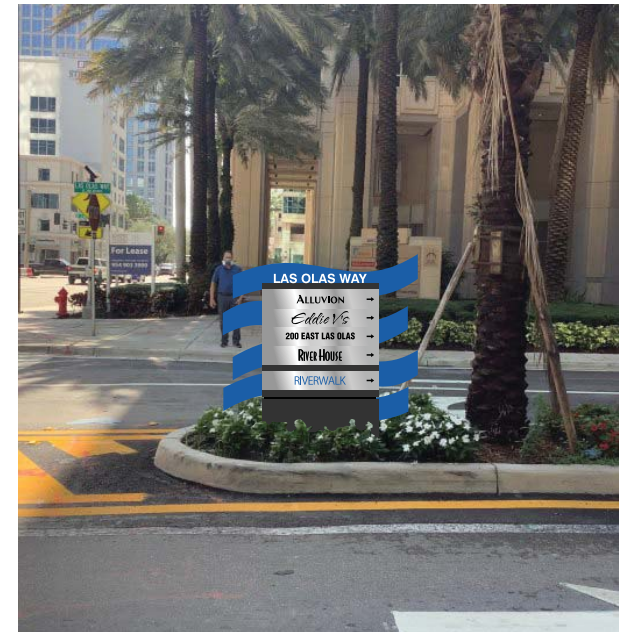
https://gisweb-adapters.bcpa.net/bcpawebmap_ex/bcpawebmap.aspx

1/1

ILLUMINATED DOUBLE FACE WAYFINDING SIGN

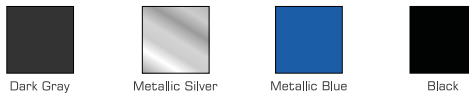


- Heading letters: White
- Tenant section: Metallic Silver panels with push-thru copy with vinyl overlay.
- Pole cover: Dark gray
- Embellishments: Blue
- Letter style: Helvetica and logos
- Allowed sq. ft.:
- Proposed sq. ft.: 22.91
- Maximum height: 10'



Scale: 1/4" = 1'-0"

NOTE: Vector art for Harborwood needed before production



Art SIGN COMPANY 954.763.4410
artsignfl.com
835 NW 6th Ave. Ft. Lauderdale, FL. 33311

FILE: Alluvion - Directional (a) 9-24-2020.cdr
CLIENT: Alluvion
ADDRESS: 215 N. New River Drive East, Ft. Lauderdale, FL
MUNICIPALITY: Fort Lauderdale

REVISION V2:
REVISION V3:
REVISION V4:
REVISION V5:
REVISION V6:
REVISION V7:

CLIENT APPROVAL:

*Colors shown on drawing are for presentation purposes, All colors must be confirmed initialed by project manager before painting.

START DATE: 9/24/2020
SALE REP: Jack
ARTIST: Carlos


1

Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.

ILLUMINATED DOUBLE FACE WAYFINDING SIGN



Scale: 3/8" = 1'-0"

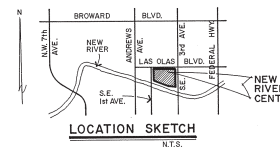
 954.763.4410 artsignfl.com 835 NW 6 th Ave. Ft. Lauderdale, FL. 33311	FILE: Alluvion - Directional (a) 9-24-2020.cdr	REVISION V2: 7/16 - Dimensions from stop line to median, to signage (JA) REVISION V3: REVISION V4: REVISION V5: REVISION V6: REVISION V7:	CLIENT APPROVAL:	START DATE: 9/24/2020 SALE REP: Jack ARTIST: Carlos	2
	CLIENT: Alluvion ADDRESS: 215 N. New River Drive East, Fort Lauderdale, F MUNICIPALITY: Fort Lauderdale	*Colors shown on drawing are for presentation purposes. All colors must be confirmed initiated by project manager before painting.			

Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.

"NEW RIVER CENTER"

A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST
A REPLAT OF A PORTION OF BLOCK 30, 'TOWN OF FORT LAUDERDALE', PLAT BOOK 'B', PAGE 40, DADE COUNTY RECORDS
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 176-1616
FEBRUARY, 1990



DESCRIPTION

A PORTION OF LOTS 1, 13, 14, 15, 16, 17, 18, 19, AND 20 AND ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 12, BLOCK 30, 'TOWN OF FORT LAUDERDALE', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'B', PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 30, THENCE NORTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID LOT 1 250.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00°00'00" EAST, ALONG A LINE 410.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF VALENTINE AVENUE AS SHOWN ON SAID PLAT (WHICH KNOWS AS I.E. THENCE SOUTH 00°00'00" WEST, ALONG THE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 184.77 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 184.77 FEET, THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00'00" TO A POINT OF TANGENCY, THENCE SOUTH 00°00'00" EAST, ALONG A LINE 55.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF SAID CURVE, THENCE NORTH 00°00'00" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH NEW RIVER DRIVE EAST, AS CONSTRUCTED (MAN-MADE) AND OCCUPIED SINCE 1959, THENCE NORTH 90°00'00" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH NEW RIVER DRIVE EAST, AS RECORDED IN OFFICIAL RECORDS BOOK 1882A, PAGE 576 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 576 FEET, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE 55.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 72.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 54°00'00" TO THE NORTHEAST, THENCE NORTH 00°00'00" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 54°00'00" TO A POINT OF NON-TANGENCY, THENCE NORTH 82°02'00" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH NEW RIVER DRIVE EAST, AS CONSTRUCTED (MAN-MADE) AND OCCUPIED SINCE 1959, THENCE NORTH 89°00'00" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 397.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, THENCE NORTH 00°00'00" WEST, ALONG THE WEST LINES OF LOTS 6 AND 7 OF SAID BLOCK 30, 379.62 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, THENCE SOUTH 90°00'00" EAST, ALONG THE NORTH LINE OF LOTS 1, 2, 3, 4, 5, AND 6 OF SAID BLOCK 30, 379.62 FEET TO THE POINT OF BEGINNING.
SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 6.729 ACRES, MORE OR LESS.

MORTGAGEE'S CONSENT

STATE OF GEORGIA } SS KNOW ALL MEN BY THESE PRESENTS THAT THE FIRST NATIONAL BANK OF CHICAGO A NATIONAL BANKING ASSOCIATION THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 15224, PAGE 268, OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF THE FIRST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME THIS 13th DAY OF NOVEMBER, A.D. 1990.

BY DAVID K. YOUNG, ASST. VICE PRESIDENT
BY NEIL A. FREDLAND, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF GEORGIA } SS BEFORE ME PERSONALLY APPEARED DAVID K. YOUNG AND NEIL A. FREDLAND, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASST. VICE PRESIDENT & VICE PRESIDENT OF THE FIRST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID BANK AND THAT SUCH INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICERS. WITNESS MY HAND AND SEAL THIS 22nd DAY OF NOV, A.D. 1990.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORM TO THE APPLICABLE REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 2100-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (PLA-S) WERE SET IN ACCORDANCE WITH SECTION 171.09 OF SAID CHAPTER 171, THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT THE COUNTY OF BROWARD } SS NEWS AND SUN-SENTINEL COMPANY, A DELAWARE CORPORATION, OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS 'NEW RIVER CENTER', A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. IN WITNESS WHEREOF, THE NEWS AND SUN-SENTINEL COMPANY, A DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13th DAY OF NOVEMBER, A.D. 1990.

BY THOMAS P. O'DONNELL, PRESIDENT
WITNESSES: [Signatures]

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED THOMAS P. O'DONNELL, PRESIDENT TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF NEWS AND SUN-SENTINEL COMPANY, A DELAWARE CORPORATION, AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS SUCH OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER. WITNESS MY HAND AND SEAL THIS 17th DAY OF NOV, A.D. 1990.

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN AND BY ORDINANCE NO. 28271 ADOPTED BY SAID CITY COMMISSION THIS 16th DAY OF SEPTEMBER, 1990. IN WITNESS WHEREOF, THE SAID CITY COMMISSION CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 22nd DAY OF OCTOBER, 1990.

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF NOV, A.D. 1990.

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FT. LAUDERDALE, FLORIDA, THIS 22nd DAY OF JUNE, A.D. 1990.

DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT THE COUNTY OF BROWARD } SS RIVERWALK CENTER I JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS 'NEW RIVER CENTER', A REPLAT. EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. IN WITNESS WHEREOF, THE RIVERWALK CENTER I JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 13th DAY OF NOVEMBER, A.D. 1990.

BY THOMAS P. O'DONNELL, PRESIDENT
WITNESSES: [Signatures]

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED TERRY W. STILES, PRESIDENT TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF STILES DOWNTOWN ASSOCIATES, INC., AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER. WITNESS MY HAND AND SEAL THIS 22nd DAY OF OCT, A.D. 1990.

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED ARTHUR R. MARTIN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS DIRECTOR OF REAL ESTATE FOR THE TRUBINE COMPANY, HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER. WITNESS MY HAND AND SEAL THIS 5th DAY OF NOV, A.D. 1990.

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED ARTHUR R. MARTIN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS DIRECTOR OF REAL ESTATE FOR THE TRUBINE COMPANY, HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER. WITNESS MY HAND AND SEAL THIS 5th DAY OF NOV, A.D. 1990.

DEDICATION	NOTARY DEDICATION	KEITH AND SCHNARS, P.A. BY THOMAS GENE LUNSFORD, DATE PROFESSIONAL LAND SURVEYOR #4646 STATE OF FLORIDA (FOR THE FIRM)	CITY ENGINEER	MORTGAGEE'S CONSENT	NOTARY MORTGAGEE'S CONSENT	DEDICATION	NOTARY DEDICATION	DEDICATION	NOTARY DEDICATION	CITY OF FORT LAUDERDALE	COUNTY ENGINEER	SURVEYOR	COUNTY SURVEYOR
OK	OK		OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK

BROWARD COUNTY OFFICE OF PLANNING
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: [Signature] DIRECTOR DATE: 3-18-92

BROWARD COUNTY ENGINEERING DIVISION
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY: [Signature] HENRY P. COOK DATE: 3-18-92
BY: [Signature] EMILIO V. LUFFRIG DATE: 3-17-92

BROWARD COUNTY PLANNING COUNCIL
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION RIGHTS OF WAY FOR TRAFFICWAYS THIS 26th DAY OF APRIL, A.D. 1990.
BY: [Signature] CHAIRPERSON DATE: December 6, 1990

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 171, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 28th DAY OF NOVEMBER, A.D. 1990.
BY: [Signature] COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION
THIS INSTRUMENT WAS FILED FOR RECORD THIS 22nd DAY OF MARCH, A.D. 1992 AND RECORDED IN PLAT BOOK 151, PAGE 15, RECORD NUMBER 46051/1533.
BY: [Signature] COUNTY ADMINISTRATOR

"NEW RIVER CENTER"

A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST
A REPLAT OF BLOCK 30, "TOWN OF FORT LAUDERDALE", PLAT BOOK "B", PAGE 40, DADE COUNTY RECORDS
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
FEBRUARY, 1990

THIS IS NOT AN OFFICIAL COPY

DEDICATION

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

KNOW ALL MEN BY THESE PRESENTS THAT NEW RIVER CENTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "NEW RIVER CENTER" A REPLAT.

EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, NEW RIVER CENTER MAINTENANCE ASSOCIATION, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 19 TH DAY OF DECEMBER, A.D. 1990.

Angela Mammola
WITNESS
Maria C. Garcia
WITNESS

William R. Lyon
BY WILLIAM R. LYON
PRESIDENT
NEW RIVER CENTER MAINTENANCE ASSOCIATION, INC.

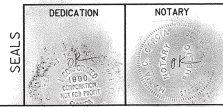
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED WILLIAM R. LYON
PRESIDENT

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF NEW RIVER CENTER MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION, AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS SUCH OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER.

WITNESS MY HAND AND SEAL THIS 19 TH DAY OF DECEMBER, A.D., 1990.
Aug. 27, 1995
MY COMMISSION EXPIRES: *Maria C. Garcia*
NOTARY PUBLIC, STATE OF FLORIDA

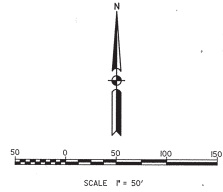


028-MP-90

"NEW RIVER CENTER"

A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST
A REPLAT OF A PORTION OF BLOCK 30, 'TOWN OF FORT LAUDERDALE' PLAT BOOK 'B', PAGE 40, DADE COUNTY RECORDS
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-0166
FEBRUARY, 1990



LEGEND

- B.M. = BENCHMARK
- B.C.R. = BROWARD COUNTY RECORDS
- C. = CENTERLINE
- A. = CENTRAL ANGLE
- D.C.R. = DADE COUNTY RECORDS
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- (E.) = EASTING
- ELEV. = ELEVATION
- F.P.A.L. = FLORIDA POWER AND LIGHT
- A.L. = ARC LENGTH
- N.T.S. = NOT TO SCALE
- OFFSET = OFFSET
- O.R.B. = OFFICIAL RECORD BOOK
- P.M. = PERMANENT REFERENCE MONUMENT
- P.B. = PLAT BOOK
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- R. = RADIUS
- R/W = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT

AREA TABULATION

PARCEL 'A'	79,936 SQ.FT.	1.812 AC. ±
PARCEL 'B'	60,825 SQ.FT.	1.396 AC. ±
PARCEL 'C'	61,297 SQ.FT.	1.407 AC. ±
PARCEL 'D'	43,038 SQ.FT.	0.988 AC. ±
PARCEL 'E'	32,388 SQ.FT.	0.756 AC. ±
DED. R/W	16,105 SQ.FT.	0.370 AC. ±
TOTAL	293,119 SQ. FT.	6.729 AC. ±

SURVEY NOTES

1. @ INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOKS 606 AND 537.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND THE NORTH PLAT LIMITS IS ASSUMED TO BEAR S 90°00'00"E.
4. ——— INDICATES NON-VEHICULAR ACCESS LINE.
5. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY U.S.C.R.S. BRASS 1800 IN CONC. STAIRWELL 312'0" ELEV. 7.350' LOCATED AT NE CORNER OF S.W. 2ND AVE & S.W. 2ND ST., 16.6' W OF W RAIL OF F.C.R.R.

RESTRICTIONS

THIS PLAT IS RESTRICTED TO A 400 ROOM HOTEL, 35,000 SQUARE FEET OF COMMERCIAL AND 104,500 SQUARE FEET OF OFFICE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE 10, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

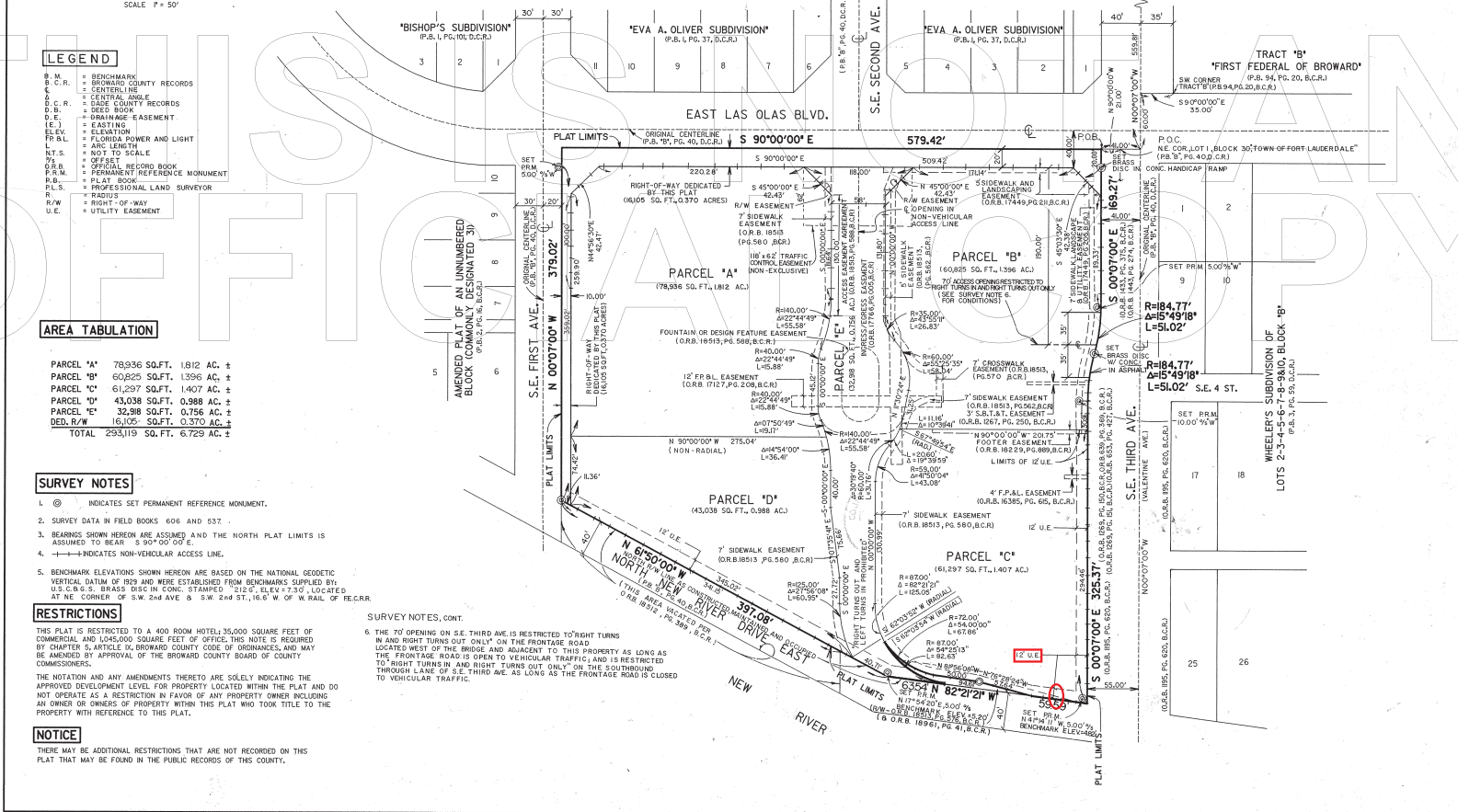
THE NOTATION AND ANY AMENDMENTS THEREO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEY NOTES, CONT.

6. THE 70' OPENING ON S.E. THIRD AVE IS RESTRICTED TO RIGHT TURNS IN AND RIGHT TURNS OUT ONLY ON THE FRONTAGE ROAD LOCATED WEST OF THE BRIDGE AND ADJACENT TO THIS PROPERTY AS LONG AS THE FRONTAGE ROAD IS OPEN TO VEHICULAR TRAFFIC AND IS RESTRICTED TO RIGHT TURNS IN AND RIGHT TURNS OUT ONLY ON THE SOUTHWEST THROUGH LANE OF S.E. THIRD AVE, AS LONG AS THE FRONTAGE ROAD IS CLOSED TO VEHICULAR TRAFFIC.



APPLICANT: New River Center Maintenance Association, Inc.
DATE: February 10, 2022
REQUEST: Establishment of Special Sign District
PREPARED BY: Nectaria M. Chakas, Esq.

Establishment of Special Sign District for New River Center

This firm represents New River Center Maintenance Association, Inc. (“Applicant”) master association of all the owners within the territory outlined in yellow below. The property owners include:

- New River Center Maintenance Association Inc. – owns Las Olas Way
- DK Las Olas, LLC/100 Las Olas Condominium Association Inc. – owns Hyatt Centric Hotel and Residences
- PRII 200 East Las Olas Owner, LLC – owns the office building owner
- Las Olas Riverhouse Condominium Association – owns the condominium
- PRII Stiles ROLO Apartment Owner LLC) – owns Alluvian Apartment Residences

(“Owners”) as shown in the aerial below. The yellow outlined area is commonly known as the New River Center.



The Applicant/Owners are seeking to establish a sign district pursuant to ULDR §47-22.8 and text amendment pursuant to ULDR §47-22.4 in order to install a monument sign within the median located on Las Olas Way and Las Olas Boulevard. Las Olas Way is privately owned, but subject to public easement for vehicles and pedestrians. This special signage is requested for purposes of providing business identification signage for the businesses within the New River Center. The sign will be located at the intersection of East Las Olas Boulevard and East Las Olas Way (see red box above for approximate location).