



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) <ul style="list-style-type: none"> ▫ New nonresidential less than 5,000 square feet ▫ Change of use (some impact or less than existing use) ▫ Plat note/Nonvehicular access line amendment ▫ Administrative site plan ▫ Amendment to site plan* ▫ Property and right-of-way applications (MOTs, construction staging) ▫ Parking Agreements (separate from site plans) <p style="text-align: center;">COMPLETE SECTIONS B, C, D, G</p>	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) <ul style="list-style-type: none"> ▫ New Nonresidential 5,000 square feet or greater ▫ Residential 5 units or more ▫ Nonresidential use within 100 feet of residential property ▫ Redevelopment proposals ▫ Change in use (if great impact than existing use) ▫ Development in Regional Activity Centers (RAC)* ▫ Development in Uptown Project Area* ▫ Regional Activity Center Signage ▫ Design Review Team (DRT) ▫ Affordable Housing (≥10%) <p style="text-align: center;">COMPLETE SECTIONS B, C, D, E, F</p>	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) <ul style="list-style-type: none"> ▫ Conditional Use ▫ Parking Reduction ▫ Flex Allocation ▫ Cluster / Zero Lot Line ▫ Modification of Yards* ▫ Waterway Use ▫ Mixed Use Development ▫ Community Residences* ▫ Social Service Residential Facility (SSRF) ▫ Medical Cannabis Dispensing Facility* ▫ Community Business District for uses greater than 10,000 square feet <p style="text-align: center;">COMPLETE SECTIONS B, C, D, E, F</p>	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) <ul style="list-style-type: none"> ▫ Land Use Amendment ▫ Rezoning ▫ Plat ▫ Public Purpose Use ▫ Central Beach ▫ Development of Significant Impact* ▫ Vacation of Right-of-Way ▫ City Commission Review Only (review not required by PZB) ▫ Vacation of Easement* <p style="text-align: center;">COMPLETE SECTIONS B, C, D, E, F</p>
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application <p style="text-align: center;">COMPLETE SECTIONS B, C, H</p>	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing <p style="text-align: center;">COMPLETE SECTIONS B, C, H</p>	<input type="checkbox"/> APPEAL/DE NOVO <ul style="list-style-type: none"> ▫ Appeal decision by approving body ▫ De Novo hearing items <p style="text-align: center;">COMPLETE SECTIONS B, C, H</p>	<input type="checkbox"/> PROPERTY AND ROW ITEM <ul style="list-style-type: none"> ▫ Road closures ▫ Construction staging plan ▫ Revocable licenses <p style="text-align: center;">COMPLETE SECTIONS B, C, E</p>

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column and provide property owner authorization.*

Applicant/Property Owner	City of Fort Lauderdale	Authorized Agent	Police Land Surveyors
Address	100 N. Andrews Avenue	Address	5381 Nob Hill Road
City, State, Zip	Fort Lauderdale, FL 33301	City, State, Zip	Sunrise, FL 33351
Phone	954-828-6495	Phone	954-572-1777
Email	Yreddina@fortlauderdale.gov	Email	carolyn@policelandsurveyors.com
Proof of Ownership	Warrenty Deed	Authorization Letter	
Applicant Signature:		Agent Signature:	<i>Carolyn Sencion</i>

C PARCEL INFORMATION

Address/General Location	5900 Hawkins Road
Folio Number(s)	494207061630, 494207000100
Legal Description (Brief)	See attached.
City Commission District	1
Civic Association	NONE

D LAND USE INFORMATION

Existing Use	Vacant
Land Use	Employment Center
Zoning	CC- Commerce Center District
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	SAME
Proposed Zoning	SAME

E PROJECT INFORMATION *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

Project Name	Prospect Lake Clean Water Center							
Project Description (Describe in detail)	Vacation Right-of-Way for Hawkins Road to accommodate development of water treatment plant.							
Estimated Project Cost	\$ (Estimated total project cost including land costs for all new development applications only)							
Affordable Housing	30%	50%	60%	80%	100%	120%	140%	
Number of Units								



Waterway Use	No				
Flex Units Request	No				
Commercial Flex Acreage	No				
Residential Uses					
Single Family					
Townhouses					
Multifamily					
Cluster/Zero Lot Line					
Other					
Total (dwelling units)					
Unit Mix (dwelling units)	<table border="1"> <tr> <td>Studio or Efficiency</td> <td>1- Bedrooms</td> <td>2- Bedrooms</td> <td>3+ Bedrooms</td> </tr> </table>	Studio or Efficiency	1- Bedrooms	2- Bedrooms	3+ Bedrooms
Studio or Efficiency	1- Bedrooms	2- Bedrooms	3+ Bedrooms		

Traffic Study Required	No
Parking Reduction	No
Public Participation	Yes
Non-Residential Uses	
Commercial	
Restaurant	
Office	
Industrial	
Other	Municipal Use (water treatment plant)
Total (square feet)	

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed
Lot Size (Square feet/acres)		28,1951 Acres
Lot Density (Units/acres)		
Lot Width		
Building Height (Feet)		26' H and 35' H
Structure Length		190' Long
Floor Area Ratio (F.A.R)		0.02 (0.56ac/28.68ac)
Lot Coverage		10.85 ac (37.8%)
Open Space		N/A
Landscape Area		N/A
Parking Spaces		41 Regular 2 ADA
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed
Front		
Side		
Corner / Side		
Rear		

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street			
Sides / Secondary Street			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description (Describe in detail)			
	Original Approval	Proposed Amendment	Amended
Residential Uses (dwelling units)			
Non-Residential Uses (square feet)			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
	EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING	
Approving Body		Approving Body		Approving Body		
Original Approval Date		Scheduled Date	Meeting	30 Days from Meeting		
Expiration Date (Permit Submittal Deadline)		Requested Date	Deferral	60 Days from Meeting		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		

Ms. Yvonne Redding
March 25, 2024
Page 5 of 5

within the vacated easement have been relocated or abandoned to the satisfaction of the respective utility owners.

RESPONSE: Informational

4. Please be advised that additional Easements may need to be dedicated to the City resulting from the Vacation of Easement approval process, including Utility Easement(s) and Access Easement(s) that mitigate an otherwise dead-end Alley condition.

RESPONSE: Understood and the applicant is working toward that end.

In addition:

Criteria. An application for a vacation of an right-of-way shall also be reviewed in accordance with the following criteria:

- a. The right-of-way or other public place is no longer needed for public purposes;

RESPONSE: True, the City is creating a water treatment plant that will only need a driveway. The public will not be utilizing the road.

- b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and

RESPONSE: No alternative routes needed as the driveway will be only for the City as it physically is now.

- c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and

RESPONSE: Although the road closure goes to Prospect Road, the gated entrance will be approximately 180' for Prospect Road. Which will allow vehicles to turn around and exit the area safely.

- d. The closure of a right-of-way shall not adversely impact pedestrian traffic; and

RESPONSE: No, it will not.


- e. All utilities located within the right-of-way or other public place have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

RESPONSE: All utilities located within the right-of-way will be relocated if needed. We've obtained letters of no objection from each utility facility. The City is giving to itself a ingress/egress/drainage/utility easement to cover all of the bases.

This concludes our responses to DRC comments. Thank you for your assistance with this project and if there are any questions or if we can be of further assistance, please give us a call.

Sincerely,

POLICE LAND SURVEYORS, INC.


Jane Storms
Platting Director
Encl.



Laura Rodgers
Sr Specialist – OSP Design
SE Construction & Engineering
715 N Federal Hwy
Hollywood, FL 33020

September 29, 2023

Ms. Ella Parker
Urban Design and Planning Manager
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

Re: No Objection to Right-of-way vacation of a portion of Hawkins Road

Dear Ms. Parker,

This letter is in response to your request for the City of Fort Lauderdale intending to vacate the right-of-way on Hawkins Road created by two old OR Books and Pages (OR Book 6411, Page 294) (OR Book 1743, Page 577) and Palm Beach Farms Plat as recorded in the public records of Broward County.

AT&T has No Objection to the vacation. If the petitioner wishes future service, a suitable utility easement would be required.

Please contact me at 954-849-9462 with any questions.

With regards,

Laura C Rodgers

Laura C Rodgers
Sr Specialist – OSP Design
SE Construction & Engineering

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**Engineering – Design Department
6565 Nova Drive. Davie, FL 33317**

December 5, 2023

Ms. Ella Parker
Urban Design and Planning Manager
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

In regards to the City of Fort Lauderdale intending to vacate the right-of-way on Hawkins Road created by two old OR Books and Pages (OR Book 6411, Page 294) (OR Book 1743, Page 577) and Palm Beach Farms Plat as recorded in the public records of Broward County COMCAST CABLE COMMUNICATIONS, (Name of Utility Company or City Department) has decided:

1. We have no objection to the vacation.
2. We have no objection to the vacation if the following is satisfied:

3. We have an objection as follows:

If you have any questions, please feel free to contact us.

Sincerely,

Maria Nunez Digitally signed by Maria Nunez
Date: 2023.12.05 08:34:33 -05'00'

Maria Nunez
Comcast/ Southern Division (RDC)
6565 Nova Drive
Davie, FL 33317
E-MAIL: maria_nunez@comcast.com



September 11, 2023

Ms. Ella Parker
Urban Design and Planning Manager
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

RE: Vacate of ROW
5900 Hawkins Rd
Fort Lauderdale, FL 33309
OR Book 6411, Page 294 and OR Book 1743, Page 577 and Palm Beach Farms Plat

Dear Ms. Parker,

In regards to the City of Fort Lauderdale intending to vacate the right-of-way on Hawkins Road created by two old OR Books and Pages (OR Book 6411, Page 294) (OR Book 1743, Page 577) and Palm Beach Farms Plat as recorded in the public records of Broward County
____TECO-PGS_____, (Name of Utility Company or City Department) has decided:

- 1. We have no objection to the vacation.
- 2. _____ We have no objection to the vacation if the following is satisfied:

- 3. _____ We have an objection as follows:

TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

Teresa P. Schur

Teresa P. Schur
Lead Admin Specialist, Construction
TECO Peoples Gas, Central Territory
600 W Robinson Street
Orlando, FL 32801
407-717-2599



May 6, 2024

Janna Lhota
Holland & Knight LLP
515 East Las Olas Boulevard,
Suite 1200
Fort Lauderdale, Florida 33301

Subject: **No Objection Letter for case number UDP-V23006. The "PROSPECT LAKE CLEAN WATER CENTER" -VACATION OF RIGHT-OF-WAY CITY-OWNED PROPERTY GENERALLY LOCATED AT 5900 HAWKINS ROAD, FORT LAUDERDALE, FL 33309.**

Dear Janna Lhota,

The City of Fort Lauderdale's Public Works Department (PW) has reviewed the request for vacating Right-of-Way (ROW) Generally located at 5900 Hawkins Road per the plans provided by Kiewit. The City has no objection to this request provided the following conditions are met:

- 1.) The utility easement is recorded based on the attached plan.
- 2.) Any relocated utilities are to be within the proposed easement area.

Should you have any questions or require any additional information, please contact me at (954) 828-6982.

Sincerely,

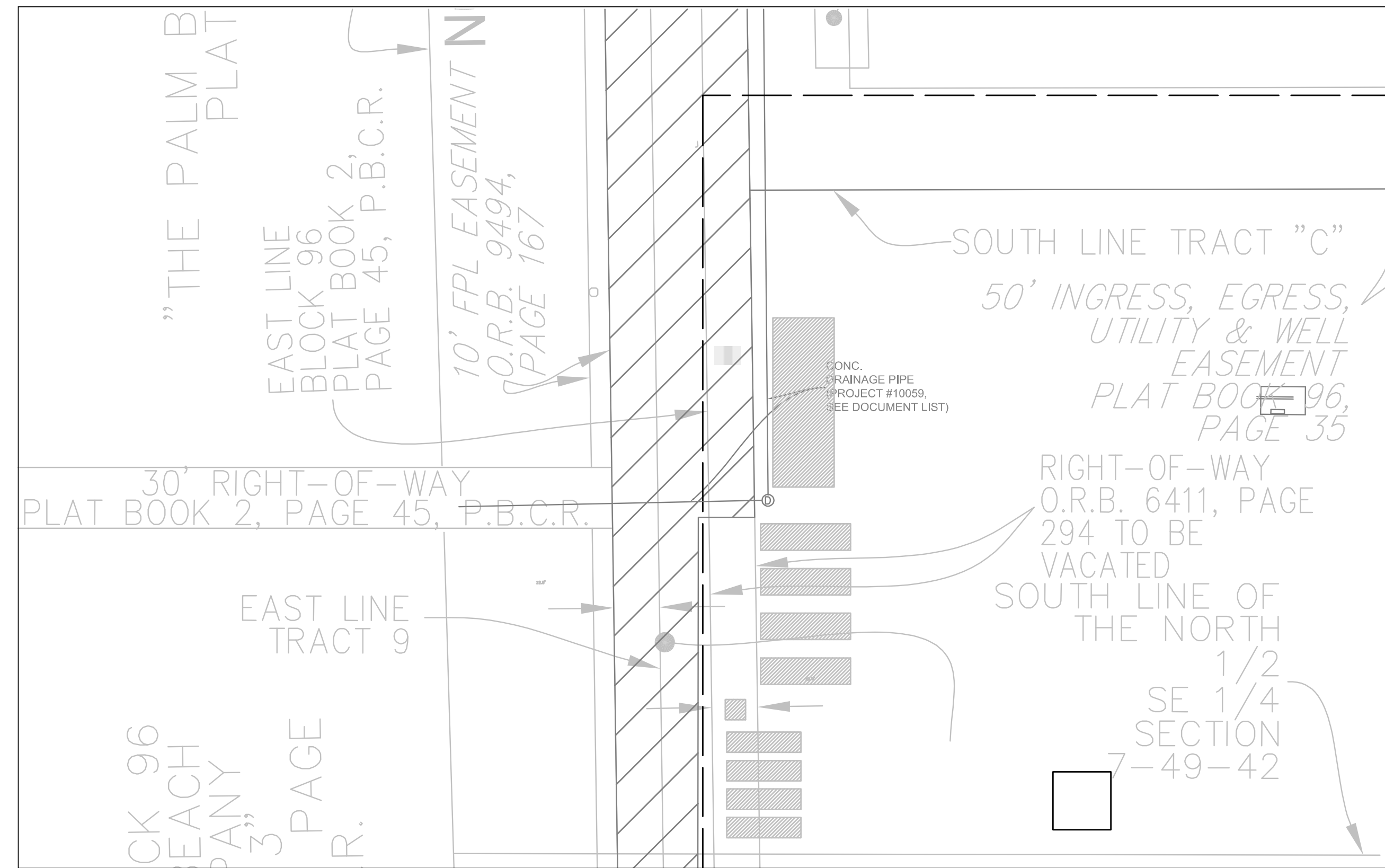
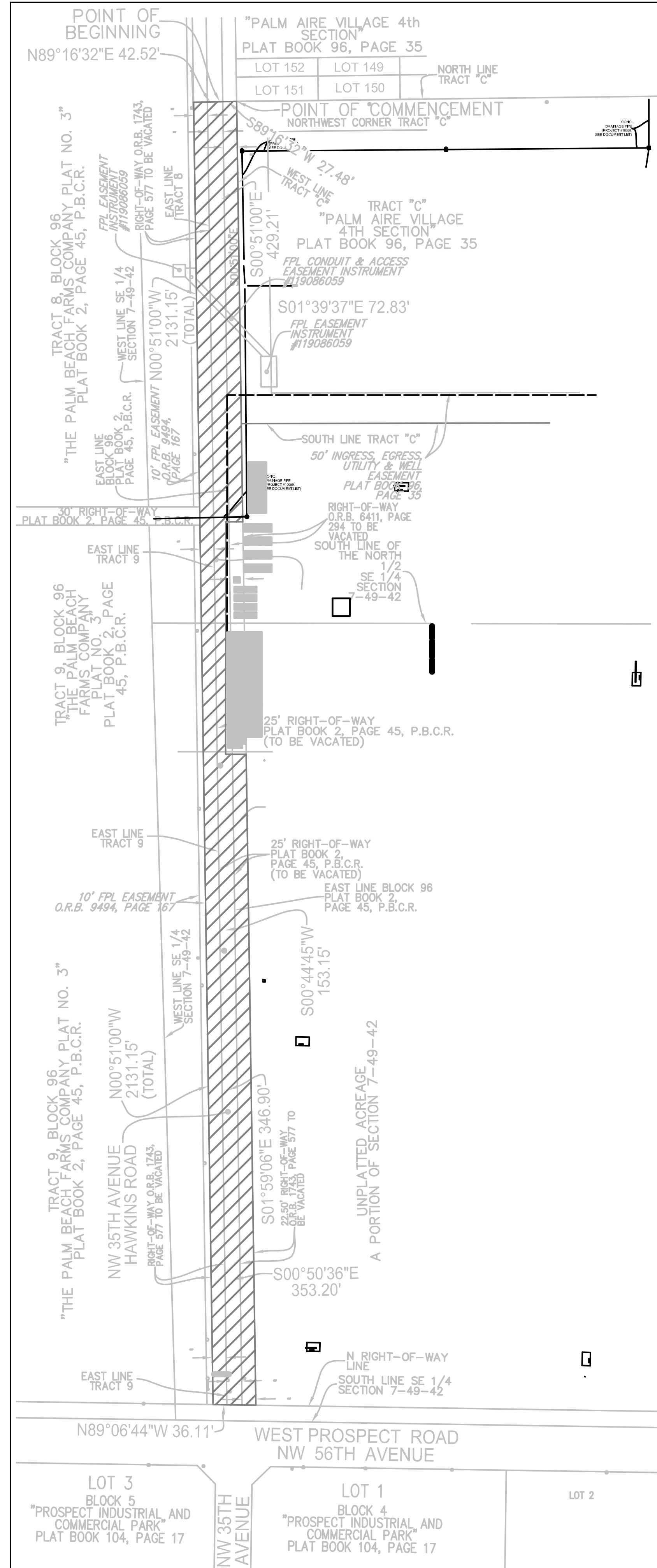
Roberto Betancourt, P.E.
Program Manager – Utility Modeling & Capacity Administration

PUBLIC WORKS DEPARTMENT

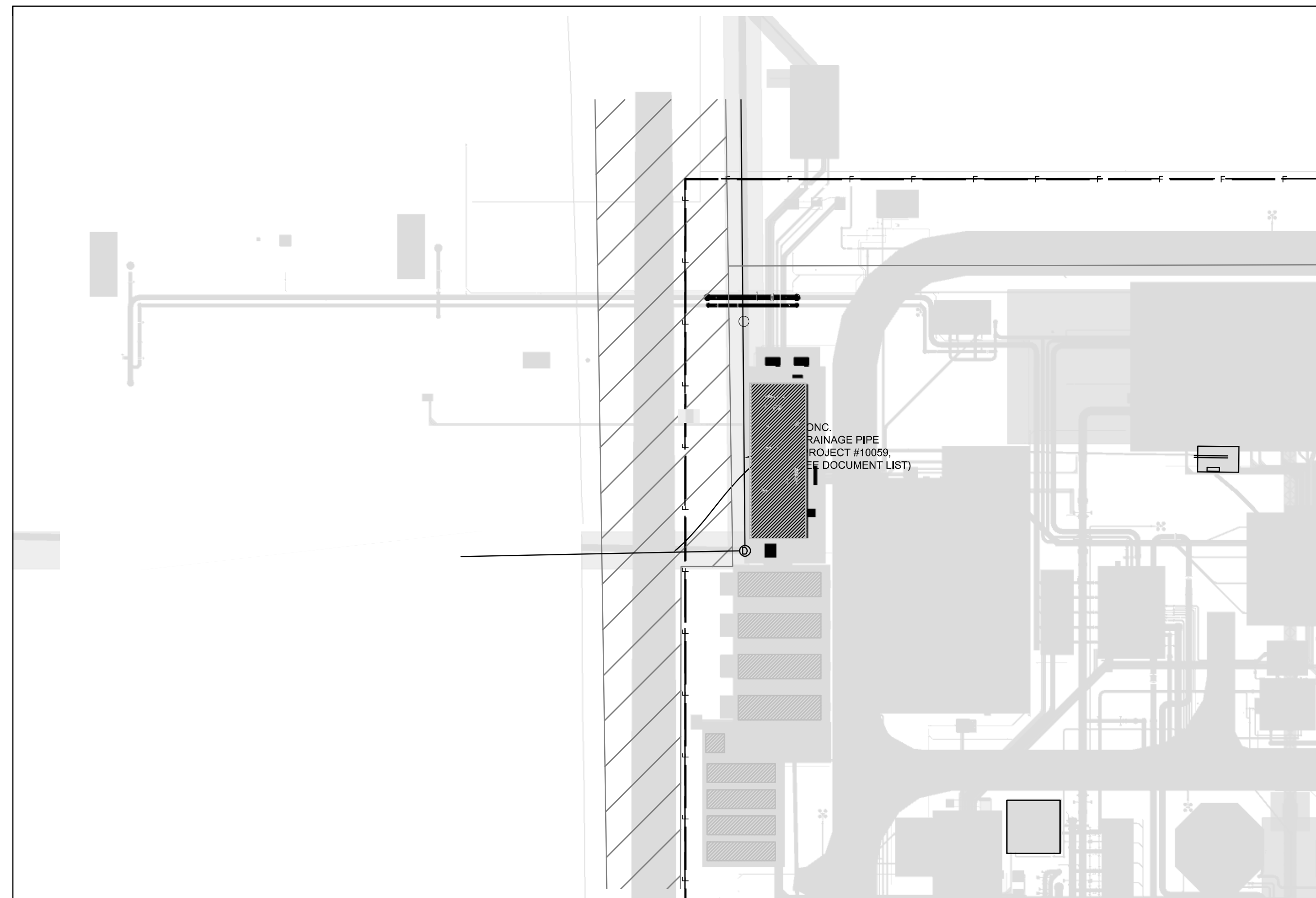
100 N. ANDREWS AVE, FORT LAUDERDALE, FLORIDA 33301
TELEPHONE (954) 828-5772, FAX (954) 828-5074

WWW.FORTLAUDERDALE.GOV

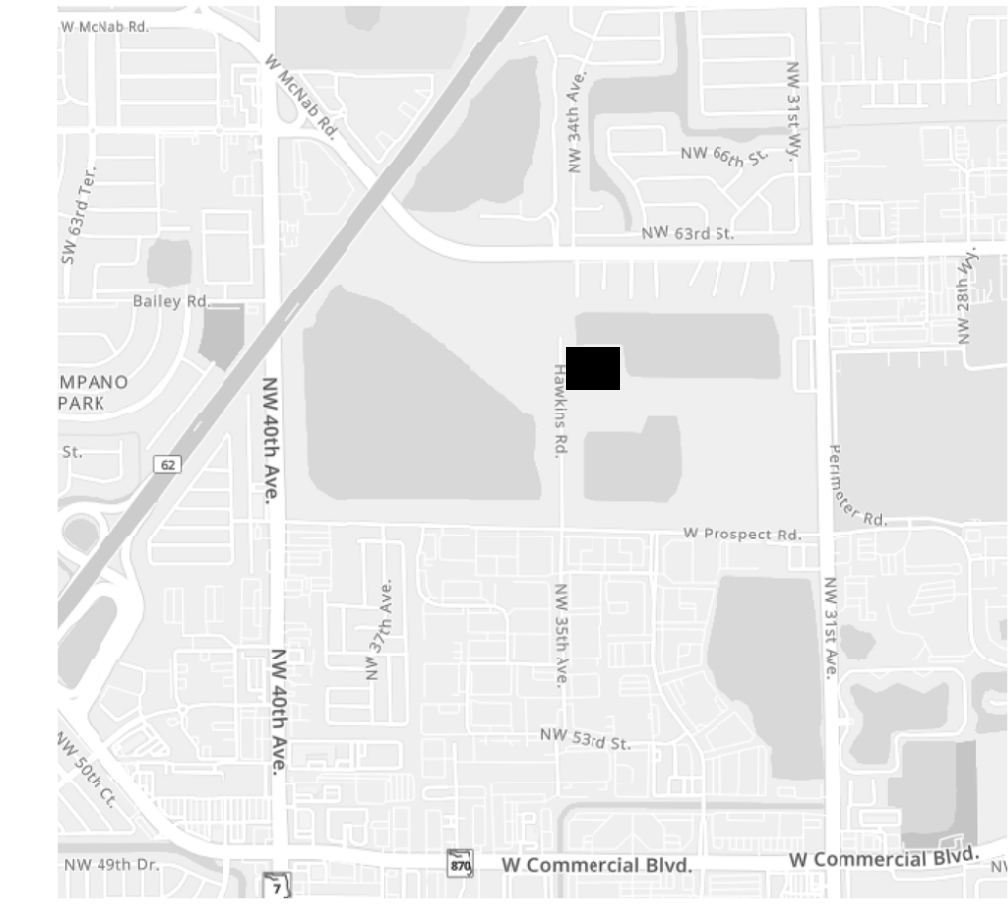




DETAIL 1 - EXPANDED VIEW AT ELECTRICAL BUILDING AND GENERATOR AREA





DETAIL 2 - FUTURE FACILITY INTERFACE



PROJECT SITE LOCATION
5900 HAWKINS RD. FT. LAUDERDALE FL 33309

SCALE = NTS



ISSUED FOR INFORMATION		
J. CLAUSEN	K. HESSE	05-03-24
DESIGN BY	CHECKED BY	DATE
CITY OF FORT LAUDERDALE PROSPECT LAKE CLEAN WATER CENTER (PLCWC)		
 		
SKETCH - PROPOSED UTILITY EASEMENT LOCATION PLAN		
ENGINEER/DESIGN ORIGINATOR	J. CLAUSEN	DRAWING NUMBER
LEAD ENG	K. HENSON	20036124-SKG-100
ENG MGR	K. HESSE	
PROJ MGR	J. CLAUSEN	



May 14, 2024

VIA ELECTRONIC MAIL (yredding@fortlauderdale.gov)

Yvonne Redding, Urban Planner III
City of Fort Lauderdale | Urban Design & Planning Division
700 NW 19 Avenue
Fort Lauderdale FL 33311

Re: Vacation of Hawkins Road for the Prospect Lake Clean Water Center

Dear Ms. Redding:

This letter is in response to your request for a letter of No Objection in connection with the pending applications to vacate a portion of the 70' right-of-way known as Hawkins Road ("Abandonment"). The Abandonment is located within the boundaries of the proposed Prospect Lake Clean Water Center plat ("Plat") attached hereto as Exhibit A. Florida Power & Light Company ("FPL") has no objection to the Abandonment provided that a public utility easement shall be dedicated and shown on the Plat covering the area legally and graphically depicted on the sketch and legal description ("PUE") attached hereto as Exhibit B. It is our understanding that any Ordinance approving the vacation application(s) will condition the Abandonment upon the approval and recordation of the Plat to assure continuous access by FPL to its existing facilities.

Please contact me at 561-904-3320 should you have any questions.

Sincerely,

Luca Fasani
Transmission Engineering Lead

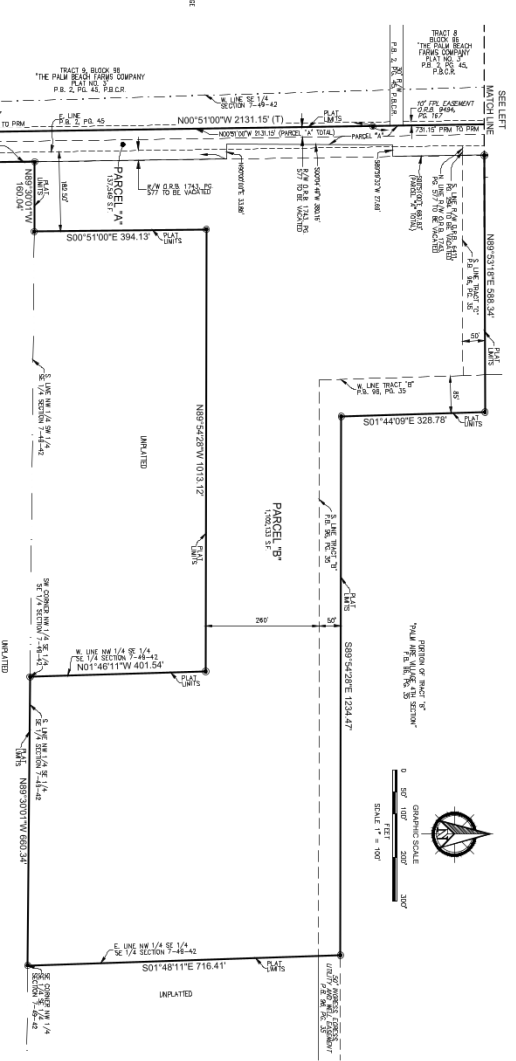
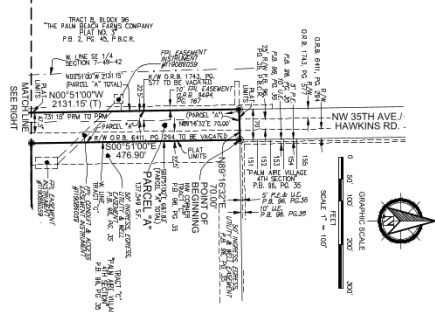
Luca Fasani

Digitally signed by Luca Fasani
DN: C=US,
E=luca.fasani@fpl.com,
O=Florida Power & Light,
CN=Luca Fasani
Date: 2024.05.14
11:03:31-04'00'

PREPARED BY
PULICE LAND SURVEYORS, INC.
 SURVEYOR
 944 272 1777
 10000 W. UNIVERSITY BLVD.
 SUITE 100
 FORT LAUDERDALE, FLORIDA 33311
 OCTOBER 2023

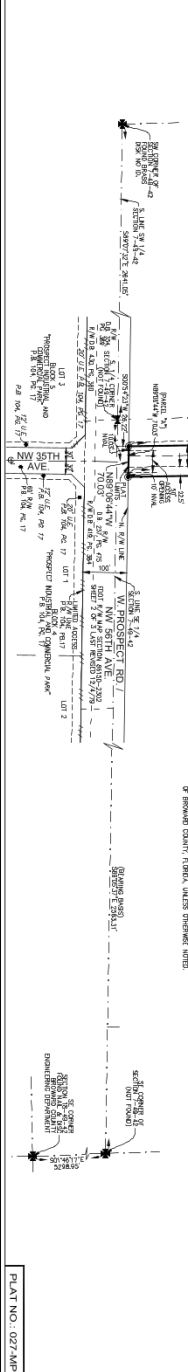
AREPLAT OF A PORTION OF TRACTS B AND C, PALMARE VILLAGE 4TH SECTION (P.B. 86, PG. 35) AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7,
 TOWNSHIP 49 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PARCELS 1 AND 2, BLOCK 88, AND THE NORTH 1/4 AND ADJACENT TRACTS,
 THE PALM BEACH TOWNHOMES COMPANY, P.B. 2, P.L. 2, PG. 42, P.B.C.D., TOWNSHIP 49 SOUTH, RANGE 42 EAST,
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
 SHEET 2 OF 2 SHEETS



- LEGEND AND ABBREVIATIONS:**
- = PROPERTY INTEREST INDICATED BY THE SURVEYOR
 - = PROPERTY INTEREST INDICATED BY THE SURVEYOR
 - (with 'A') = LATER ACCESS (SEE NOTE)
 - (with 'B') = NON-RECURRING ACCESS (SEE NOTE)
 - (with 'C') = PERMANENT ACCESS (SEE NOTE)
 - (with 'D') = PERMANENT EASEMENT OF TRANSPORTATION
 - (with 'E') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'F') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'G') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'H') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'I') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'J') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'K') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'L') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'M') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'N') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'O') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'P') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'Q') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'R') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'S') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'T') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'U') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'V') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'W') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'X') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'Y') = PERMANENT EASEMENT OF LIGHT CONDUIT
 - (with 'Z') = PERMANENT EASEMENT OF LIGHT CONDUIT

- SURVEYOR'S NOTES:**
1. THE PLAT IS RECORDED IN ACCORDANCE WITH THE FLORIDA STATUTES AND THE RULES OF PRACTICE AND PROCEDURE OF THE FLORIDA BOARD OF SURVEYING AND MAPPING. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
 4. ALL RECORDED DOCUMENTS PERTAINING TO THIS SURVEY ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNDER THE FOLLOWING NUMBERS:



PLAT NO. 027 MP 23

Exhibit B



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

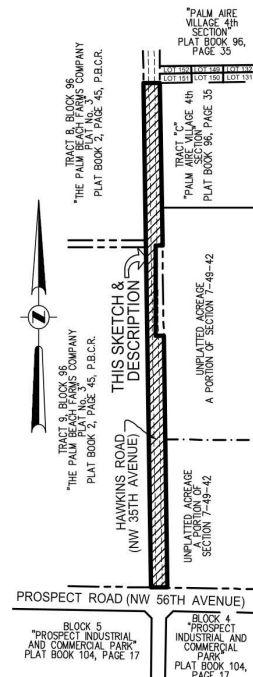


LEGAL DESCRIPTION (UTILITY EASEMENT & INGRESS /EGRESS EASEMENT (PRIVATE)):

A PORTION OF TRACTS 8 AND 9, BLOCK 96, **"THE PALM BEACH FARMS COMPANY PLAT NO. 3"**, AS SHOWN IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY PUBLIC RECORDS, FLORIDA, TOGETHER WITH A PORTION OF THE 25-FOOT RIGHT-OF-WAY AS DEDICATED BY SAID PLAT BOOK 2, PAGE 45, LYING ADJACENT TO AND EASTERLY OF SAID TRACTS 8 AND 9, TOGETHER WITH A PORTION OF THAT CERTAIN 22.50 FOOT RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 6411, PAGE 294 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT CERTAIN 45.00 FOOT RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 1743, PAGE 577 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "C", PALM AIRE VILLAGE 4TH SECTION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°51'00" EAST ALONG THE WEST LINE OF SAID TRACT "C", THE SOUTHERLY EXTENSION THEREOF AND ALONG THE EAST LINE OF SAID 22.50 FOOT RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 6411, PAGE 294 FOR 687.83 FEET; THENCE SOUTH 89°59'32" WEST 27.69 FEET; THENCE SOUTH 00°04'49" WEST 380.16 FEET; THENCE NORTH 90°00'00" EAST 33.86 FEET TO A POINT ON THE EAST LINE OF THE EAST 22.50 FOOT RIGHT-OF-WAY OF SAID OFFICIAL RECORDS BOOK 1743, PAGE 577; THENCE SOUTH 00°51'00" EAST ALONG SAID EAST LINE 1065.06 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WEST PROSPECT ROAD (NW 56TH AVENUE); THENCE NORTH 89°07'55" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 70.03 FEET TO A POINT ON A LINE LYING 22.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACTS 8 AND 9 THE SAME BEING THE WEST LINE OF THE WEST 22.50 FOOT RIGHT-OF-WAY OF SAID OFFICIAL RECORDS BOOK 1743, PAGE 577; THENCE NORTH 00°51'00" WEST ALONG SAID PARALLEL LINE AND ALONG SAID WEST LINE, 2131.15 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°16'32" EAST ALONG SAID WESTERLY EXTENSION 70.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 137,549 SQUARE FEET (3.158 ACRES), MORE OR LESS.



VICINITY MAP
NOT TO SCALE

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE WEST LINE OF TRACT "C" BEING S00°51'00"E
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY COUNTY PUBLIC RECORDS, UNLESS OTHERWISE NOTED.

CLIENT: KIEWIT WATER FACILITIES FLORIDA CO.	
SCALE: N/A	DRAWN: M.M.M.
ORDER NO.: 72382	
DATE: 2/2/24; REV. 3/26/24; 5/8/24	
UTILITY EASEMENT & INGRESS/EGRESS EASEMENT (PRIVATE)	
FORT LAUDERDALE	
BROWARD COUNTY, FLORIDA	

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

**John F
Pulice**

Digitally signed by John
F Pulice
Date: 2024.05.09
16:12:43 -04'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

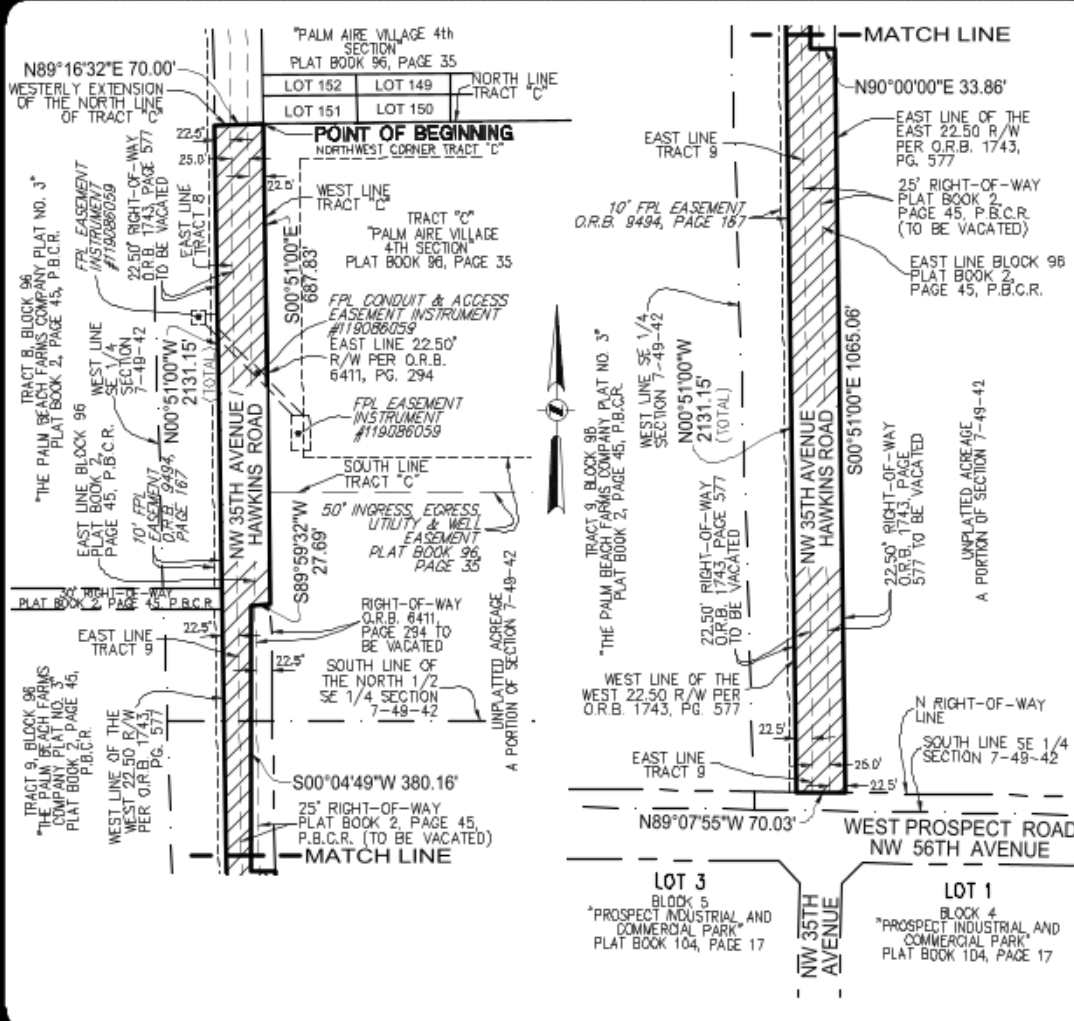


SKETCH AND LEGAL DESCRIPTION

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

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



CLIENT: KIEWIT WATER FACILITIES FLORIDA CO.
 SCALE: 1" = 200' DRAWN: M.M.M.
 ORDER NO.: 72382
 DATE: 2/2/24; REV. 3/26/24; 5/8/24
 UTILITY EASEMENT & INGRESS/EGRESS EASEMENT (PRIVATE)
 FORT LAUDERDALE
 BROWARD COUNTY, FLORIDA

SHEET 2 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:

- A ARC LENGTH
- CA CENTRAL ANGLE
- FPL FLORIDA POWER AND LIGHT COMPANY
- O.R.B. OFFICIAL RECORDS BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- R RADIUS
- 7-49-42 SECTION-TOWNSHIP-RANGE