

ORDINANCE NO. C-21-

AN ORDINANCE AMENDING SECTION 47-1.6.B OF THE CITY OF FORT LAUDERDALE, FLORIDA UNIFIED LAND DEVELOPMENT REGULATIONS THROUGH THE REVISION OF THE OFFICIAL ZONING MAP OF CITY OF FORT LAUDERDALE AND SCHEDULE "A" REVISED COMPILATION ATTACHED THERETO AND BY REFERENCE MADE A PART THEREOF, SO AS TO REZONE FROM "I – GENERAL INDUSTRIAL" TO "CR – COMMUNITY RECREATION", THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY, THAT PORTION OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF THE SEABOARD COAST LINE RAILROAD RIGHT OF WAY; LESS THE WEST 35.00 FEET THEREOF; LESS THE RIGHT OF WAY FOR NORTHWEST 9TH AVENUE AS DESCRIBED ON OFFICIAL RECORDS BOOK 3988, PAGE 648, OF THE PUBLIC RECORDS BROWARD COUNTY FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET, LOCATED WEST OF THE SEABOARD COAST LINE RAILROAD, NORTH OF COMMERCIAL BOULEVARD, EAST OF POWERLINE ROAD (NORTHWEST 9TH AVENUE) AND SOUTH OF NORTHWEST 57TH STREET, ALL SAID LANDS BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

WHEREAS, the applicants, Powerline Industrial Center Commercial Condominium Association, Inc., Dezer Powerline LLC, and Dezer Powerline Outparcel LLC, applied for the rezoning of certain property as described in SECTION 2 herein from "I – General Industrial" District, to "CR – Community Recreation" District, through the allocation of commercial flexibility; and

WHEREAS, the Planning and Zoning Board, at its meeting of November 18, 2020 (PZ Case No. ZR19004), as the local planning agency, recommended to the City Commission of the City of Fort Lauderdale that the lands herein described should be rezoned from "I – General Industrial" District to "CR – Community Recreation" District, through the allocation of commercial flexibility, and that the Official Zoning Map and Schedule "A" attached thereto should be amended to include such lands; and

WHEREAS, the City Clerk notified the public of a public hearing to be held on Thursday, January 21, 2021, at 6:00 P.M., and Tuesday, February 2, 2021, at 6:00 P.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida and through communication media technology accessible through the City's website (www.fortlauderdale.gov), for the purpose of hearing any public comment to such rezoning; and

WHEREAS, at the January 21, 2021 City Commission meeting, such public hearings were deferred to a date certain of Tuesday, March 2, 2021, at 6:00 P.M., and Tuesday, March 16, 2021, at 6:00 P.M.; and

WHEREAS, such public hearings were duly held at the time and place designated, and the City Commission determined that the requested rezoning met the criteria for amending the zoning regulations;

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

SECTION 1. The City Commission finds that the application for rezoning of lands described in Section 2 of this ordinance meets the criteria of Section 47-24.4 of the Unified Land Development Regulations ("ULDR"), subject to the conditions imposed by the Development Review Committee and the Planning and Zoning Board, as enunciated and memorialized in the minutes of its meetings of March 2, 2021 and March 16, 2021, a portion of those findings expressly listed as follows:

[SPACE RESERVED FOR FINDINGS OF FACT]

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

REZONE FROM "I - GENERAL INDUSTRIAL" TO "CR - COMMUNITY RECREATION" THROUGH THE ALLOCATION OF COMMERCIAL FLEXIBILITY:

THAT PORTION OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF THE SEABOARD COAST LINE RAILROAD RIGHT OF WAY; LESS THE WEST 35.00 FEET THEREOF; LESS THE RIGHT OF WAY FOR NORTHWEST 9TH AVENUE AS DESCRIBED ON OFFICIAL RECORDS BOOK 3988, PAGE 648, OF THE PUBLIC RECORDS BROWARD COUNTY FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET

Location: West of the Seaboard Coast Line Railroad, north of Commercial Boulevard, east of Powerline Road (Northwest 9th Avenue) and south of Northwest 57th Street, all said lands being in the City of Fort Lauderdale, Broward County, Florida.

being more particularly described in Composite Exhibit "A" attached hereto and made a part hereof.

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

SECTION 4. That in accordance with Section 47-28.1.J. – Allocation of commercial uses within areas designated industrial land use or employment center land use of the ULDR, the site plan included as part of Exhibit 3 to Commission Agenda Memorandum No. 21-0173 is hereby approved.

SECTION 5. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 6. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 7. That this Ordinance shall be in full force and effect ten (10) days from the date of final passage.

PASSED FIRST READING this ____ day of _____, 2021.

PASSED SECOND READING this ____ day of _____, 2021.

Mayor
DEAN J. TRANTALIS

ORDINANCE NO. C-21-

PAGE 4

ATTEST:

City Clerk
JEFFREY A. MODARELLI

m.o.o.k.

EXHIBIT "A"

TO REZONE FROM "I" TO "CR"

LEGAL DESCRIPTION:

PARCEL I

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE SEABOARD COAST LINE RAILROAD COMPANY (F/K/A SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY, LESS THE WEST 35.00 FEET THEREOF; LESS THE RIGHT-OF-WAY FOR NW 9TH AVENUE, AS DESCRIBED IN WARRANTY DEED TO BROWARD COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THE NORTH 970.00 FEET AND LESS THE SOUTH 864.07 FEET THEREOF, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH ALONG THE WEST LINE A DISTANCE OF 582.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5779.58 FEET AND AN ARC DISTANCE OF 45.20 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'34" EAST, A DISTANCE OF 223.30 FEET; THENCE SOUTH 00°05'34" EAST, A DISTANCE OF 188.52 FEET; THENCE NORTH 89°38'24" WEST, A DISTANCE OF 228.11 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 87°41'42" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5779.58 FEET, AND AN ARC DISTANCE OF 187.31 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Section 15, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- Bearings hereon are referred to an assumed value of N 00°00'00" W for the East right of way line of Powerline Road.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 42,314 square feet, or 0.971 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2013-079.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 26, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Drawn By	MAP
Cad. No.	200712
Ref. Dwg.	2013-079
Plotted:	8/26/20 7:41a

LEGAL DESCRIPTION, NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	8/26/20
Scale	NOT TO SCALE
Job. No.	200712
Dwg. No.	1020-047-2
Sheet	1 of 3

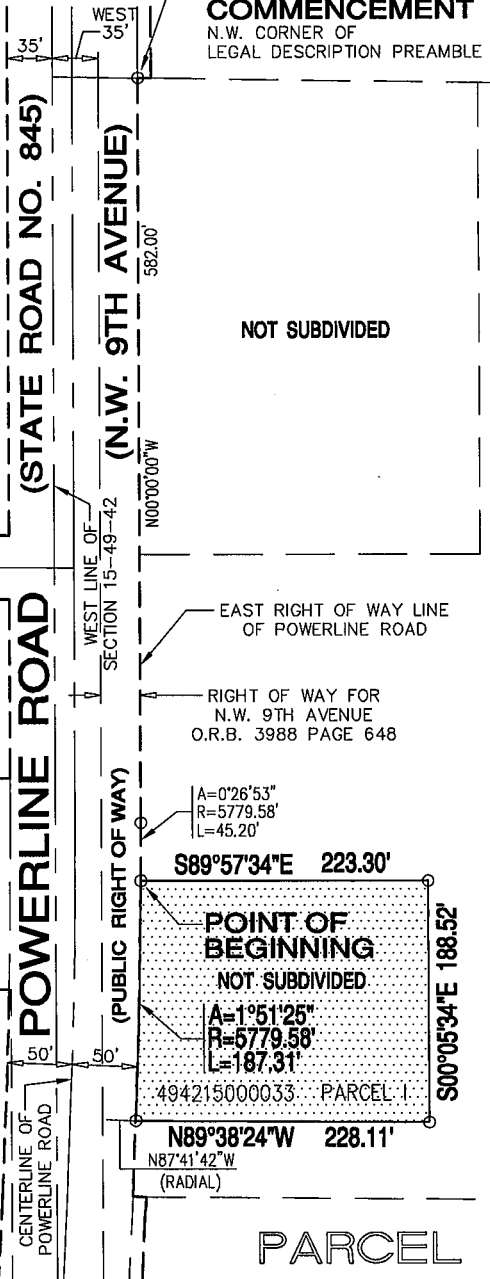
M.O.O.K

EXHIBIT "A"

PARCEL A

BROWARD COUNTY / POWERLINE ROAD STOCKADE PLAT
PLAT BOOK 137 PAGE 39

POINT OF COMMENCEMENT
N.W. CORNER OF
LEGAL DESCRIPTION PREAMBLE

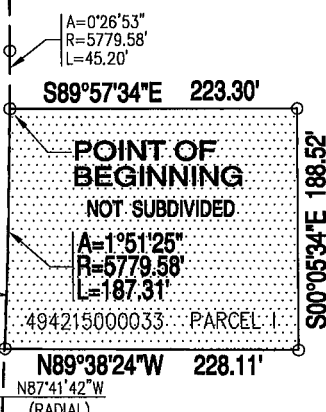


NOT SUBDIVIDED

SECTION 15-49-42

NOT SUBDIVIDED

EAST RIGHT OF WAY LINE OF POWERLINE ROAD
RIGHT OF WAY FOR N.W. 9TH AVENUE
O.R.B. 3988 PAGE 648



494215000033 PARCEL 1

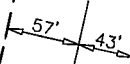
N89°38'24\"/>

N87°41'42\"/>

(RADIAL)

WEST RIGHT OF WAY LINE OF SEABOARD COAST LINE RAILROAD COMPANY

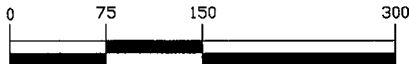
SEABOARD COAST LINE RAILROAD COMPANY
(FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY)



PARCEL "A"

PESCO PLAT
PLAT BOOK 92 PAGE 17

GRAPHIC SCALE



(IN FEET)

1 inch = 150 ft.



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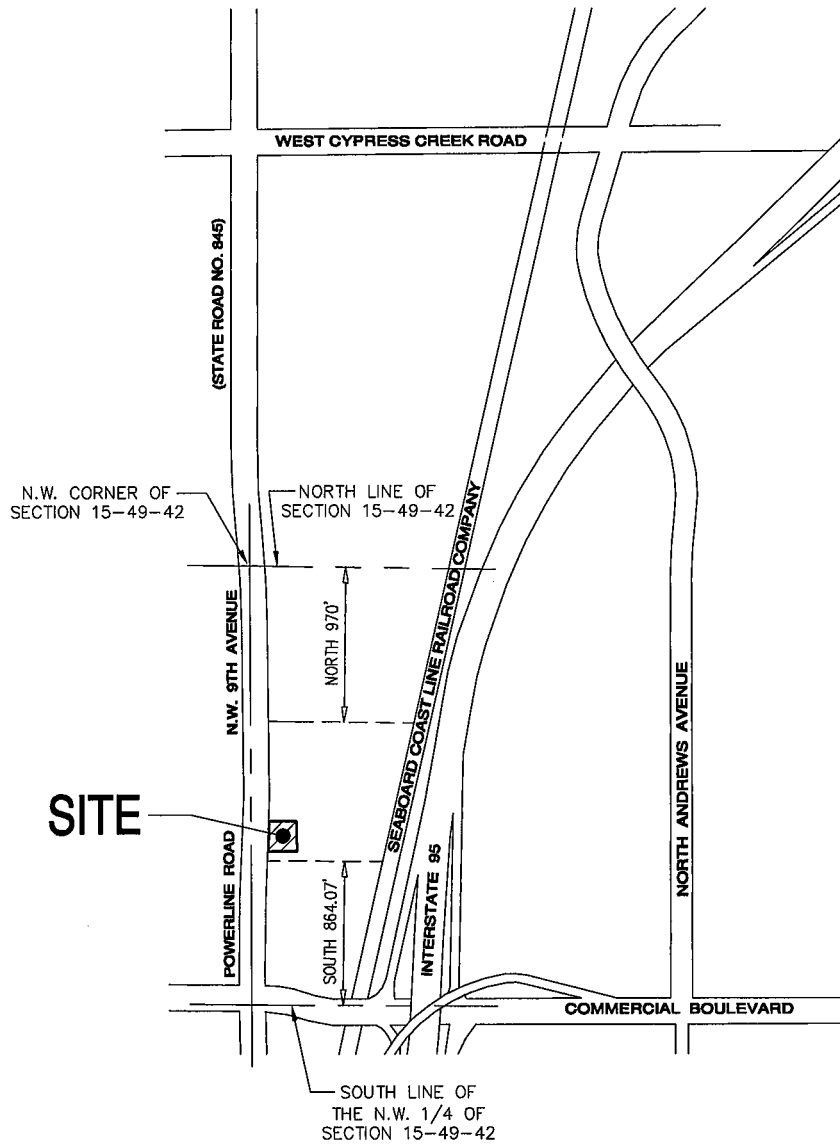
SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
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M.D.O.K.

EXHIBIT "A"



[Handwritten signature]

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LOCATION SKETCH

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Sheet	3 of 3

m. D. O. K.

EXHIBIT "A"

TO REZONE FROM "I" TO "CR"

LEGAL DESCRIPTION:

PARCEL II

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE SEABOARD COAST LINE RAILROAD COMPANY (F/K/A SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY, LESS THE WEST 35.00 FEET THEREOF; LESS THE RIGHT-OF-WAY FOR NW 9TH AVENUE, AS DESCRIBED IN WARRANTY DEED TO BROWARD COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THE NORTH 970.00 FEET AND LESS THE SOUTH 864.07 FEET THEREOF, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL ("POINT OF BEGINNING"); THENCE SOUTH 89°08'00" EAST ALONG THE NORTH LINE, A DISTANCE OF 264.09 FEET; THENCE SOUTH 00°02'37" EAST, A DISTANCE OF 368.19 FEET; THENCE SOUTH 89°58'00" WEST, A DISTANCE OF 264.34 FEET TO THE WEST LINE OF SAID PARCEL; THENCE NORTH ALONG THE SAID WEST LINE, A DISTANCE OF 372.34 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

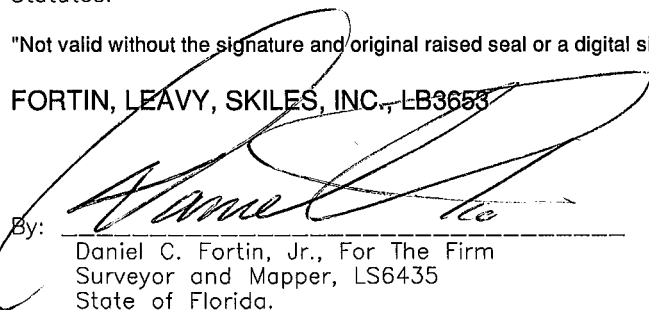
- This site lies in Section 15, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- Bearings hereon are referred to an assumed value of N 00°00'00" W for the East right of way line of Powerline Road.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 97,827 square feet, or 2.246 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2013-079.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 26, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

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CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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Dwg. No.	1020-047-1
Sheet	1 of 3

M. D. O.K.

EXHIBIT "A"

PARCEL A

BROWARD COUNTY / POWERLINE ROAD STOCKADE PLAT
PLAT BOOK 137 PAGE 39

POINT OF BEGINNING
N.W. CORNER OF
LEGAL DESCRIPTION PREAMBLE

S89°08'00"E 264.09'

N00°00'00"W 372.34'

S00°02'37"E 368.19'

S89°58'00"W 264.34'

NOT SUBDIVIDED
494215000030

PARCEL II

SECTION 15-49-42

NOT SUBDIVIDED

RIGHT OF WAY FOR
N.W. 9TH AVENUE
O.R.B. 3988 PAGE 648

EAST RIGHT OF WAY LINE
OF POWERLINE ROAD

NOT SUBDIVIDED

WEST RIGHT OF WAY LINE
OF SEABOARD COAST LINE
RAILROAD COMPANY

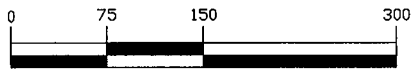
SEABOARD COAST LINE RAILROAD COMPANY
(FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY)

57' 43'

PARCEL "A"

PESCO PLAT
PLAT BOOK 92 PAGE 17

GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.



STATE ROAD NO. 845
POWERLINE ROAD
WEST LINE OF SECTION 15-49-42
(N.W. 9TH AVENUE)
PUBLIC RIGHT OF WAY
CENTERLINE OF POWERLINE ROAD

Drawn By	MAP
Cad. No.	200712
Ref. Dwg.	2013-079
Plotted:	8/26/20 7:41a

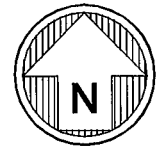
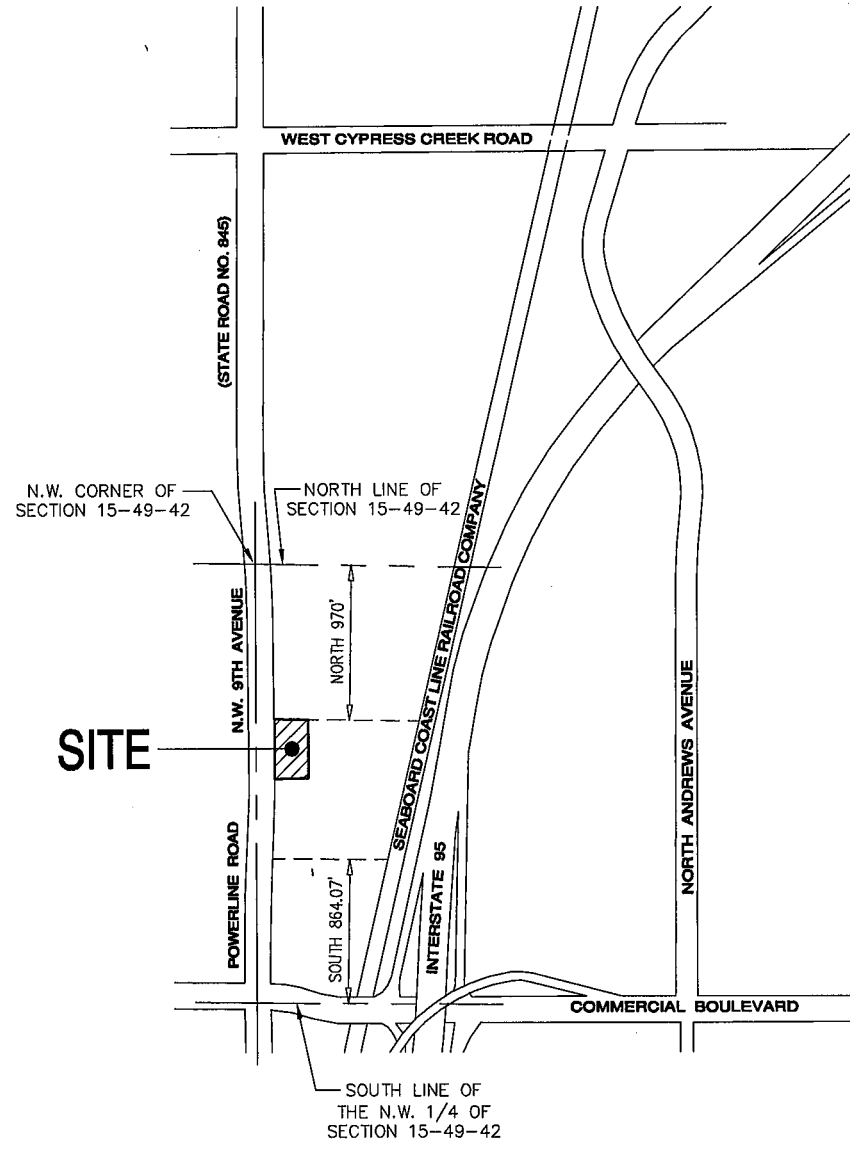
SKETCH OF DESCRIPTION

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Job. No.	200712
Dwg. No.	1020-047-1
Sheet	2 of 3

M. 10. 0/K.

EXHIBIT "A"



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Drawn By	MAP
Cad. No.	200712
Ref. Dwg.	2013-079
Plotted:	8/26/20 7:41a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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Dwg. No.	1020-047-1
Sheet	3 of 3

M.P.O.K.

EXHIBIT "A"

TO REZONE FROM "I" TO "CR"

LEGAL DESCRIPTION:

CONDOMINIUM PARCEL

A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF SEABOARD COAST LINE RAILROAD COMPANY (FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY) RIGHT OF WAY; LESS THE WEST 35 FEET THEREOF; LESS THE RIGHT OF WAY FOR NW 9TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL, THENCE SOUTH 89°08'00" EAST, ALONG THE NORTH LINE, A DISTANCE OF 367.56 FEET; THENCE SOUTH 00°52'00" WEST, A DISTANCE OF 58.51 FEET TO THE POINT OF BEGINNING; THE FOLLOWING FOUR (4) COURSES BEING ALONG THE EXTERIOR SURFACE OF THE BUILDING STRUCTURE; (1) THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 752.00 FEET; (2) THENCE NORTH 89°58'06" EAST, A DISTANCE OF 401.75 FEET; (3) THENCE NORTH 00°00'34" WEST, A DISTANCE OF 752.00 FEET; (4) THENCE SOUTH 89°58'06" WEST, A DISTANCE OF 401.75 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

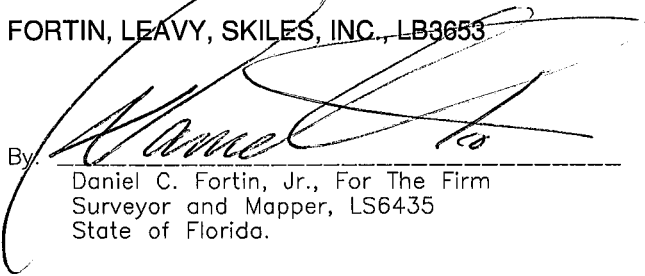
- This site lies in Section 15, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- Bearings hereon are referred to an assumed value of N 00°00'00" W for the East right of way line of Powerline Road.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 302,117 square feet, or 6.936 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2013-079.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 26, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3053

By: 

Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Drawn By	MAP
Cad. No.	200712
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Plotted:	8/26/20 7:41a

LEGAL DESCRIPTION, NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162
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Date	8/26/20
Scale	NOT TO SCALE
Job. No.	200712
Dwg. No.	1020-047-3
Sheet	1 of 3

M.D.O.K.

EXHIBIT "A"

PARCEL A

BROWARD COUNTY / POWERLINE ROAD STOCKADE PLAT
PLAT BOOK 137 PAGE 39

POINT OF COMMENCEMENT
N.W. CORNER OF
LEGAL DESCRIPTION PREAMBLE

POINT OF BEGINNING

S89°08'00"E 367.56'

WEST 35'

WEST 35'

S00°52'00"W
58.51'

S89°58'06"W 401.75'

NOT SUBDIVIDED

(STATE ROAD NO. 845)
(N.W. 9TH AVENUE)

100°00'00"W

POWERLINE ROAD
(PUBLIC RIGHT OF WAY)

EAST RIGHT OF WAY LINE
OF POWERLINE ROAD

RIGHT OF WAY FOR
N.W. 9TH AVENUE
O.R.B. 3988 PAGE 648

NOT SUBDIVIDED

CENTERLINE OF
POWERLINE ROAD

752.00'

SECTION 15-49-42

NOT SUBDIVIDED

494215AA0010--494215AA0270

S00°00'34"E

752.00'

N00°00'34"W

SEABOARD COAST LINE RAILROAD COMPANY
(FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY)

WEST RIGHT OF WAY LINE
OF SEABOARD COAST LINE
RAILROAD COMPANY

N89°58'06"E 401.75'

PARCEL "A"

PESCO PLAT
PLAT BOOK 92 PAGE 17

GRAPHIC SCALE



(IN FEET)

1 inch = 150 ft.



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Cad. No.	200712
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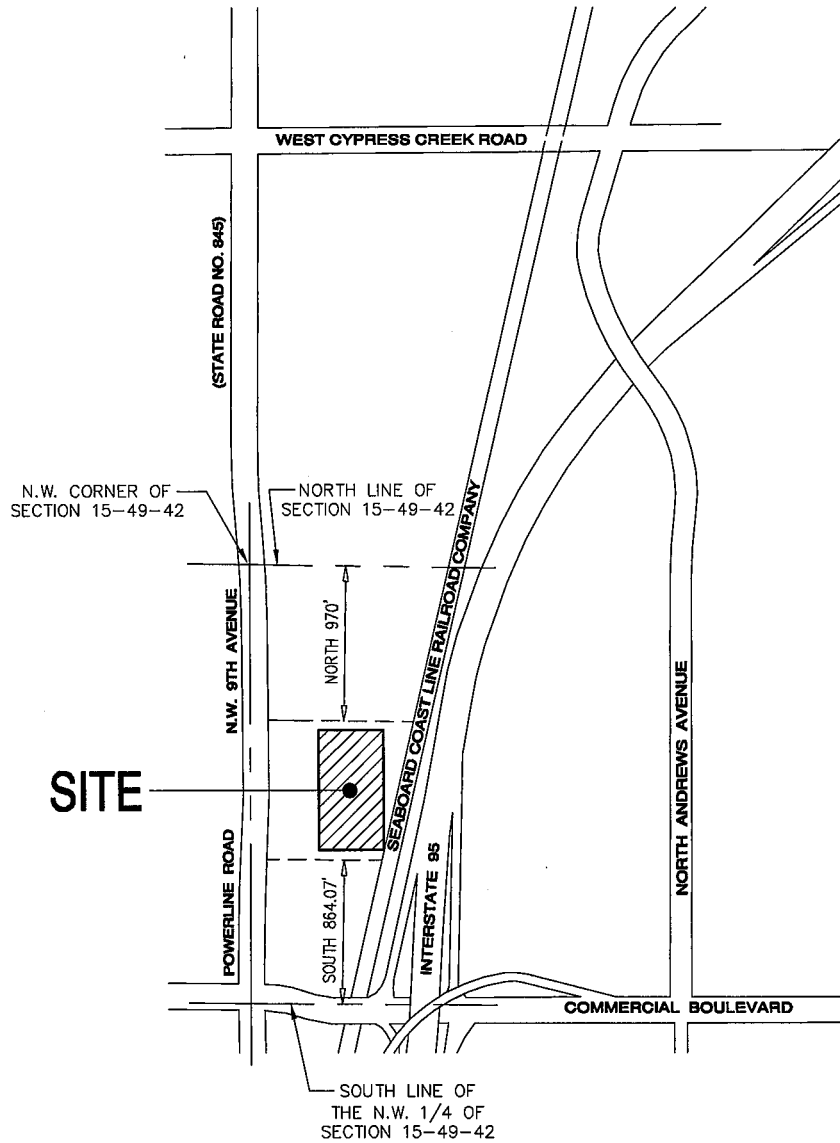
SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
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Sheet	2 of 3

M.D.O.K.

EXHIBIT "A"



Handwritten signature

Drawn By	MAP
Cad. No.	200712
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LOCATION SKETCH

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Sheet	3 of 3

M.P.O.K.

EXHIBIT "A"

TO REZONE FROM "I" TO "CR"

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF SEABOARD COAST LINE RAILROAD COMPANY (FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY; LESS THE WEST 35 FEET THEREOF; LESS THE RIGHT OF WAY FOR NW 9TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET.

LESS AND EXCEPT:

PARCEL I

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE SEABOARD COAST LINE RAILROAD COMPANY (F/K/A SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY, LESS THE WEST 35.00 FEET THEREOF; LESS THE RIGHT-OF-WAY FOR NW 9TH AVENUE, AS DESCRIBED IN WARRANTY DEED TO BROWARD COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THE NORTH 970.00 FEET AND LESS THE SOUTH 864.07 FEET THEREOF, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH ALONG THE WEST LINE A DISTANCE OF 582.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5779.58 FEET AND AN ARC DISTANCE OF 45.20 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'34" EAST, A DISTANCE OF 223.30 FEET; THENCE SOUTH 00°05'34" EAST, A DISTANCE OF 188.52 FEET; THENCE NORTH 89°38'24" WEST, A DISTANCE OF 228.11 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 87°41'42" WEST FROM THE LAST DESCRIBED POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5779.58 FEET, AND AN ARC DISTANCE OF 187.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PARCEL II

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE SEABOARD COAST LINE RAILROAD COMPANY (F/K/A SEABOARD AIR LINE RAILROAD COMPANY) RIGHT-OF-WAY, LESS THE WEST 35.00 FEET THEREOF; LESS THE RIGHT-OF-WAY FOR NW 9TH AVENUE, AS DESCRIBED IN WARRANTY DEED TO BROWARD COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND LESS THE NORTH 970.00 FEET AND LESS THE SOUTH 864.07 FEET THEREOF, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL ("POINT OF BEGINNING"); THENCE SOUTH 89°08'00" EAST ALONG THE NORTH LINE, A DISTANCE OF 264.09 FEET; THENCE SOUTH 00°02'37" EAST, A DISTANCE OF 368.19 FEET; THENCE SOUTH 89°58'00" WEST, A DISTANCE OF 264.34 FEET TO THE WEST LINE OF SAID PARCEL; THENCE NORTH ALONG THE SAID WEST LINE, A DISTANCE OF 372.34 FEET TO THE POINT OF BEGINNING.

Drawn By	MAP
Cad. No.	200712
Ref. Dwg.	2013-079
Plotted:	8/26/20 7:41a

LEGAL DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	8/26/20
Scale	NOT TO SCALE
Job. No.	200712
Dwg. No.	1020-047-4
Sheet	1 of 4

M.D.O.K.

EXHIBIT "A"

LEGAL DESCRIPTION: (continued)

LESS AND EXCEPT:

CONDOMINIUM PARCEL

A PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING WEST OF SEABOARD COAST LINE RAILROAD COMPANY (FORMERLY KNOWN AS SEABOARD AIR LINE RAILROAD COMPANY) RIGHT OF WAY; LESS THE WEST 35 FEET THEREOF; LESS THE RIGHT OF WAY FOR NW 9TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3988, PAGE 648, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THE NORTH 970 FEET; AND LESS THE SOUTH 864.07 FEET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PARCEL, THENCE SOUTH 89°08'00" EAST, ALONG THE NORTH LINE, A DISTANCE OF 367.56 FEET; THENCE SOUTH 00°52'00" WEST, A DISTANCE OF 58.51 FEET TO THE POINT OF BEGINNING; THE FOLLOWING FOUR (4) COURSES BEING ALONG THE EXTERIOR SURFACE OF THE BUILDING STRUCTURE; (1) THENCE SOUTH 00°00'34" EAST, A DISTANCE OF 752.00 FEET; (2) THENCE NORTH 89°58'06" EAST, A DISTANCE OF 401.75 FEET; (3) THENCE NORTH 00°00'34" WEST, A DISTANCE OF 752.00 FEET; (4) THENCE SOUTH 89°58'06" WEST, A DISTANCE OF 401.75 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

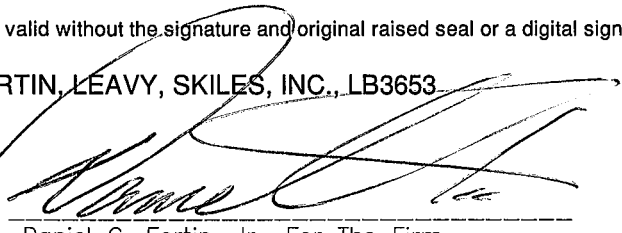
- This site lies in Section 15, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.
- Bearings hereon are referred to an assumed value of S 00°00'00" E for the East right of way line of Powerline Road.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Lands shown hereon containing 305,062 square feet, or 7.003 acres, more or less.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2013-079.
- Non-Exclusive, Perpetual Easements for Ingress and Egress over a portion of Parcel II, and for parking over Parcel I, as created by that certain agreement recorded in Official Records Book 9658, Page 460, of the Public Records of Broward County, Florida.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 26, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: 
 Daniel C. Fortin, Jr., For The Firm
 Surveyor and Mapper, LS6435
 State of Florida.

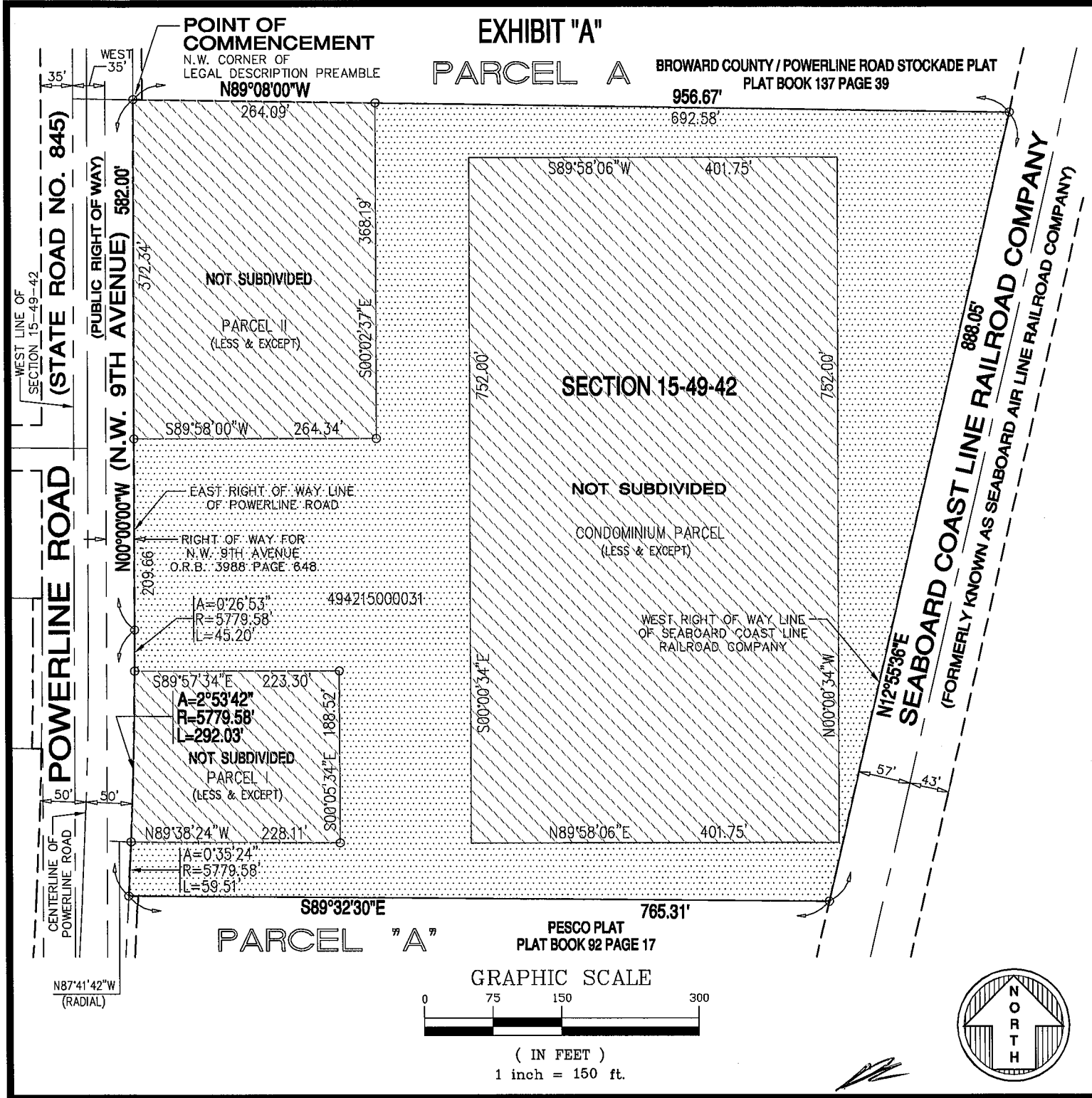
Drawn By	MAP
Cad. No.	200712
Ref. Dwg.	2013-079
Plotted:	8/26/20 7:41a

LEGAL DESCRIPTION, NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162
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Sheet	2 of 4

M.P.O.K



Drawn By	MAP
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Plotted:	8/26/20 7:41a

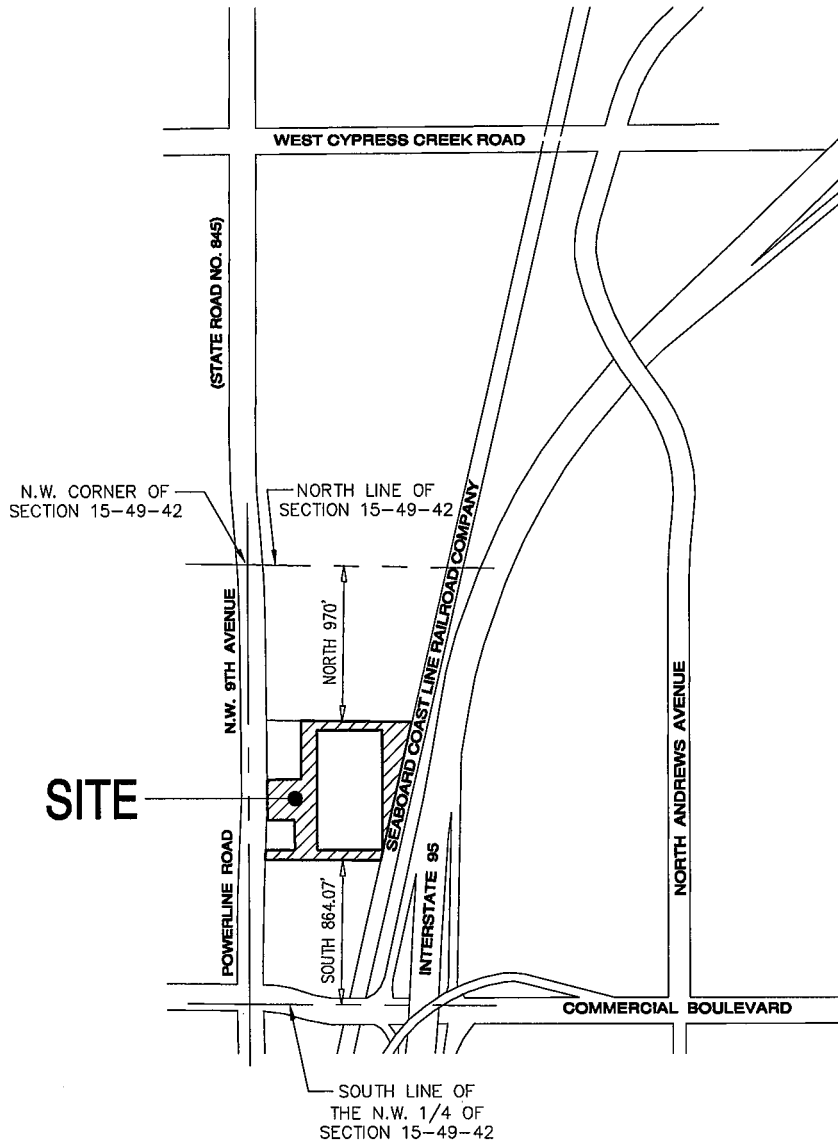
SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162
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Date	8/26/20
Scale	1"=150'
Job. No.	200712
Dwg. No.	1020-047-4
Sheet	3 of 4

M.R.O.K.

EXHIBIT "A"



DR

Drawn By	MAP
Cad. No.	200712
Ref. Dwg.	2013-079
Plotted:	8/26/20 7:41a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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Sheet	4 of 4