



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) New nonresidential less than 5,000 square feet Change of use (same 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) COMPLETE SECTIONS B, C, D, G	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) 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%) COMPLETE SECTIONS B, C, D, E, F	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) 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 COMPLETE SECTIONS B, C, D, E, F	<input checked="" type="checkbox"/> LEVEL IV CITY COMMISSION (CC) 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* COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application COMPLETE SECTIONS B, C, H	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing COMPLETE SECTIONS B, C, H	<input type="checkbox"/> APPEAL/DE NOVO Appeal decision by approving body De Novo hearing items COMPLETE SECTIONS B, C, H	<input type="checkbox"/> PROPERTY AND ROW ITEM Road closures Construction staging plan Revocable licenses COMPLETE SECTIONS B, C, E

*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	RCC I Inc., RCC II Inc., RCC III Inc.	Authorized Agent	Andrew J. Schein, Esq.
Address	600/800/1000 Corporate Park Dr.	Address	1401 E. Broward. Blvd.. Ste 110
City, State, Zip	Fort Lauderdale. FL 33334	City, State, Zip	Fort Lauderdale. FL 33301
Phone		Phone	954-617-8919
Email		Email	ASchein@Lochrielaw.com
Proof of Ownership		Authorization Letter	Letter Attached
Applicant Signature:		Agent Signature:	Andrew Schein <small>Digitally signed by Andrew Schein DN: cn=Andrew Schein, o.ou, email=ASchein@Lochrielaw.com, c=US Date: 2023.05.12 13:57:53 -0400</small>

C PARCEL INFORMATION

Address/General Location	600/800/1000 Corporate Park Dr.
Folio Number(s)	494211240040, 494211240060, 494211240030, 494211240025
Legal Description (Brief)	Portions of Tracts 3, 4 and 5, Shell at I-95, Plat Book 102, Page 25 BCR
City Commission District	1
Civic Association	None

D LAND USE INFORMATION

Existing Use	Office Buildings
Land Use	Office Park and Commercial
Zoning	County B-2/O-P/B-2-A
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	No Change
Proposed Zoning	CC

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

Project Name	Radice Corporate Center									
Project Description (Describe in detail)	Rezoning from County B-2/O-P/B-2-A to CC to bring the properties into City zoning regulations									
Estimated Project Cost	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>								
Affordable Housing Number of Units (AMI)		30%	50%	60%	80%	100%	120%	140%		
Affordable Housing Number of Units (MFI)		30%	50%	60%	80%	100%	120%	140%		



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)	None						
Unit Mix (dwelling units)	<table border="1"> <tr><td>Studio-1 Bedroom</td><td></td><td>2 Bedroom</td><td></td><td>3+ Bedroom</td><td></td></tr> </table>	Studio-1 Bedroom		2 Bedroom		3+ Bedroom	
Studio-1 Bedroom		2 Bedroom		3+ Bedroom			

Traffic Study Required	No
Parking Reduction	No
Public Participation	Yes
Non-Residential Uses	
Commercial	
Restaurant	
Office	+/- 367,772 SF existing
Industrial	
Other	
Total (square feet)	+/- 367,772 SF existing office

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)	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Lot Density (Units/acres)	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Lot Width	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Building Height (Feet)	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Structure Length	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Floor Area Ratio (F.A.R.)	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Lot Coverage	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Open Space	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Landscape Area	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Parking Spaces	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front []	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Side []	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Corner / Side []	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
Rear []	N/A (rezonina of existing office buildings)	N/A (rezonina of existing office buildings)	
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
	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 Meeting Date	30 Days from Meeting (Provide Date)	
Expiration Date (Permit Submittal Deadline)	Requested Deferral Date	60 Days from Meeting (Provide Date)	
Expiration Date (Permit Issuance Deadline)	Previous Deferrals Granted	Appeal Request	



Requested Extension <i>(No more than 24 months)</i>	Justification Letter Provided	Indicate Approving Body Appealing
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>		De Novo Hearing Due to City Commission Call-Up

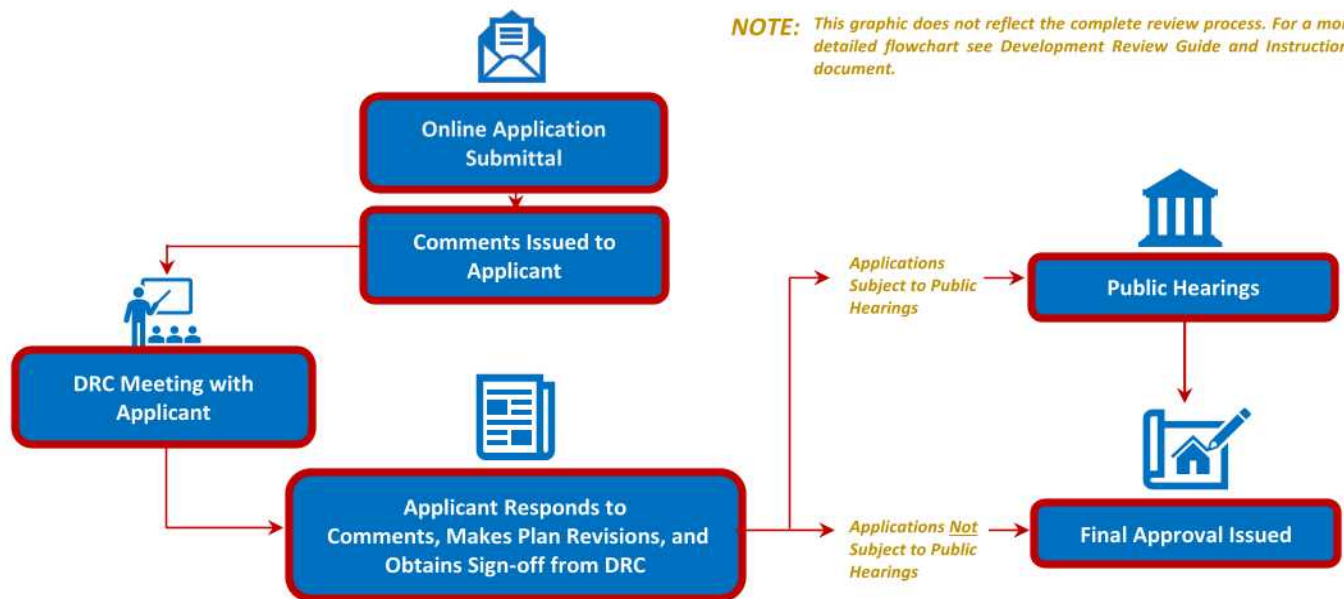
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date: March 2, 2023 PROVIDE DATE
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or Danderson@fortlauderdale.gov
N/A; addresses are existing
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
N/A
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
N/A
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.
N/A

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	
Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov	

LAUDERBUILD ASSISTANCE AND QUESTIONS	
DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov	

David Soloman, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Rezoning for the Property Generally Located at 800 Corporate Drive in the City of Fort Lauderdale, FL, 33334, Identified as Broward County Property Appraiser Folio Number 494211240060 (the "Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with rezoning matters related to the Property referenced above.

Sincerely,

RCC II Inc., a Florida Corporation

By: Paul Berkowitz

Printed Name: PAUL BERKOWITZ

Title: Vice President

Date: January 18, 2023

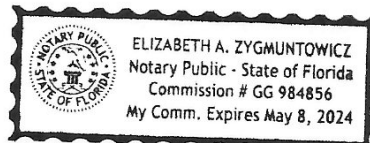
STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, by means of (check one): physical presence or _____ online notarization, this 18th day of JANUARY, 2023, by PAUL BERKOWITZ as VICE PRESIDENT of RCC II Inc., a Florida Corporation, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of JANUARY, 2023.

Elizabeth A. Zygmuntowicz
Notary Public
ELIZABETH A. ZYGMUNTOWICZ
Typed, printed or stamped name of Notary Public

My Commission Expires:



David Soloman, City Clerk
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

Re: Rezoning for the Property Generally Located at 1000 Corporate Drive in the City of Fort Lauderdale, FL, 33334, Identified as Broward County Property Appraiser Folio Number 494211240040 (the "Property")

Dear City Clerk:

We hereby authorize Lochrie & Chakas, P.A. to act as agents in connection with rezoning matters related to the Property referenced above.

Sincerely,

RCC III LLC, a Florida limited liability company

By: Paul Berkowitz

Printed Name: PAUL BERKOWITZ

Title: Vice President

Date: Jan 18, 2023

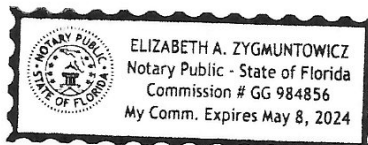
STATE OF FLORIDA)
) ss
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me, by means of (check one): physical presence or online notarization, this 18th day of JANUARY, 2023, by PAUL BERKOWITZ as VICE PRESIDENT of RCC III LLC, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of JANUARY, 2023.

Elizabeth A. Zigmuntowicz
Notary Public
ELIZABETH A. ZYGMUNTOWICZ
Typed, printed or stamped name of Notary Public

My Commission Expires:



Owner: RCC I Inc., RCC II Inc., and RCC III Inc.
Address: 600/800/1000 Corporate Park Drive (“Property”)
Project: Radice Corporate Center Rezoning
Prepared By: Andrew J. Schein, Esq.

Rezoning Narrative

The Property was previously annexed by the City. Upon annexation, the City processed a land use plan amendment to incorporate the Property into the City’s future land use map and comprehensive plan. However, the Property was not rezoned to a City zoning district. Over the years, this has created confusion as to which zoning regulations apply – in some cases the City’s zoning regulations apply, in other cases the County’s regulations apply. In order to avoid this confusion in the future, Applicant is proposing to rezone the Property to a City zoning district.

The Property consists of three (3) office buildings, totaling approximately 367,772 square feet of office space. There are no plans to change the buildings on the site. Applicant is proposing to rezone the Property from County B-2/O-P to the City’s Commerce Center (“CC”) zoning district, which is consistent with the existing uses on the Property.

City of Fort Lauderdale ULDR Section 47-24.4.D.

1. The zoning district proposed is consistent with the city's comprehensive plan.

RESPONSE: The City’s comprehensive plan designated the Property as Office Park (as to 800 and 1000 Corporate Park Drive) and Commercial (as to 600 Corporate Park Drive). The buildings on the Property are mostly for office uses. Both the City’s Commercial and Office Park future land use designations permit office uses, and the CC zoning district is consistent with both the Commercial and Office Park future land use designations. Therefore, the proposed rezoning is consistent with the City’s comprehensive plan.

2. The changes anticipated by the proposed rezoning will not adversely impact the character of development in or near the area under consideration.

RESPONSE: The proposed rezoning will have no effect on the character of development in or near the area under consideration. The area is mainly categorized by office uses, and the proposed CC zoning district is consistent with the surrounding uses. The existing County B-2/O-P zoning districts, which are commercial and office zoning districts, are also consistent with the proposed CC zoning district. The only reason for this rezoning request is to clear up confusion in the future regarding whether County zoning regulations or City zoning regulations apply. With this rezoning, City zoning regulations will apply.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

RESPONSE: See response to (2) above.



McLAUGHLIN ENGINEERING COMPANY LB 285
A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

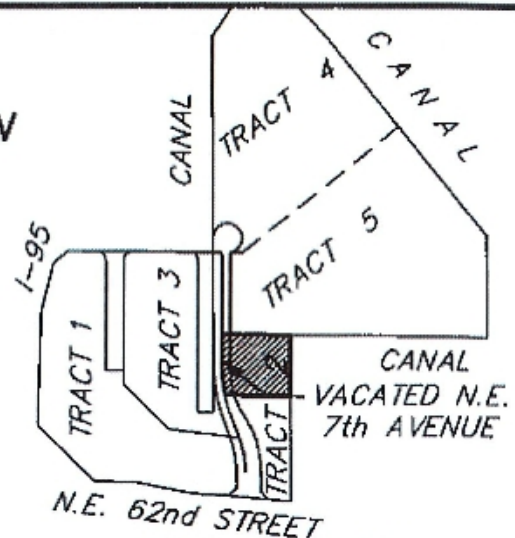
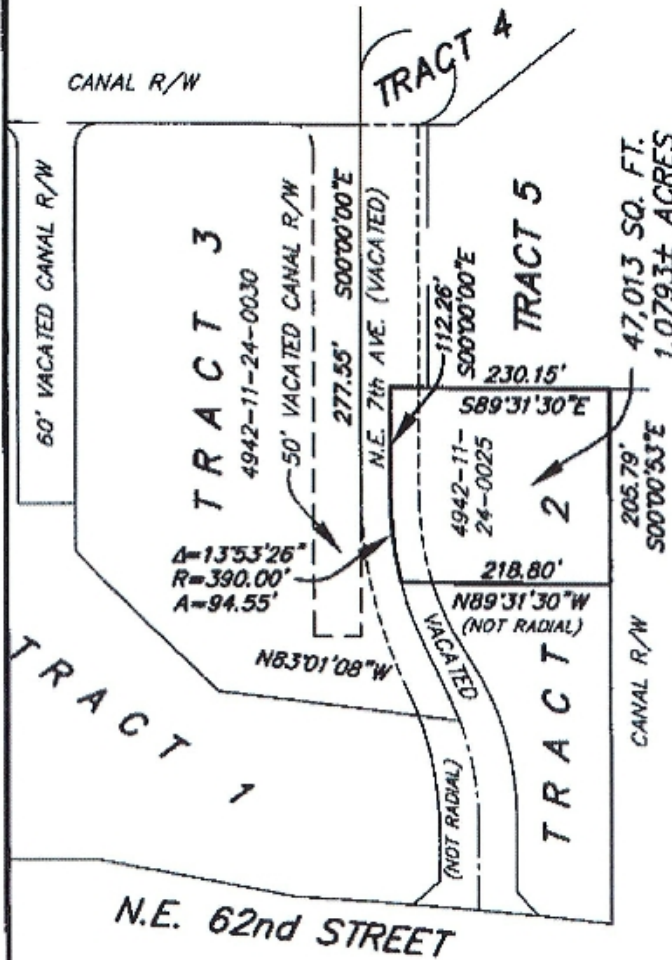
CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM



M D O.K.

SCALE 1" = 200'

SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FOLIO #4942-11-24-0025
FROM B-2-A TO CC



SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

The North 205.79 feet (as measured on the East line), Tract 2, "SHELL AT I-95", according to the plat thereof as recorded in Plat Book 102, Page 25, of the public records of Broward County, Florida; AND that portion of the East one-half (E 1/2) of Vacated N.E. 7th Avenue adjacent thereto.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 47,013 square feet or 1.0793 acres more or less.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said Tract 3, as South 89°29'38" East, per plat.

CERTIFICATION

Certified Correct, Dated at Fort Lauderdale, Florida, this 7th day of December, 2023.

McLAUGHLIN ENGINEERING COMPANY
 A DIVISION OF CONTROL POINT ASSOC. INC.

(Signature)
JERALD A. McLAUGHLIN
 Registered Land Surveyor No. LS5269
 State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-7734, 230113 ADD 1

CHECKED BY: _____

C: \JMMjr\2023\230113 ADD 1 (SPLIT)



McLAUGHLIN ENGINEERING COMPANY LB 285
 A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

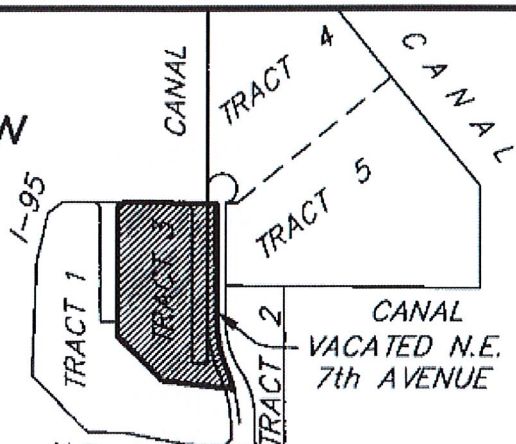
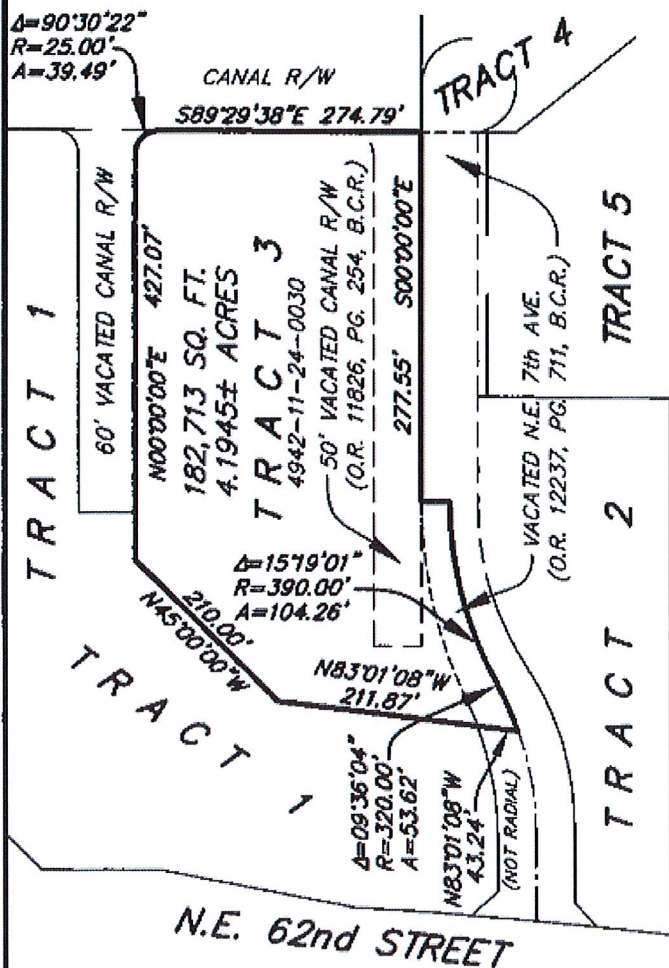
CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM

Refer to land copy for official copy



SCALE 1" = 200'

**SKETCH AND DESCRIPTION
 TO ACCOMPANY REZONING PETITION
 FOLIO #4942-11-24-0030
 FROM B-2 TO CC**



N.E. 62nd STREET
**SITE LAYOUT
 NOT TO SCALE**

LEGAL DESCRIPTION:

All of Tract 3, "SHELL AT I-95", according to the Plat thereof recorded in Plat Book 102, at Page 25, of the public records of Broward County, Florida; AND all that certain Vacated 50 foot Canal, East of and parallel with said Tract 3, more fully described in Official Records Book 11826, Page 254, of the public records of Broward County Records; AND ALSO that portion of the West one-half (W 1/2) of Vacated N.E. 7th Avenue adjacent to said Tract 3 and said Vacated 50 foot Canal, as described in Official Records Book 12237, Page 711, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 182,713 square feet or 4.1945 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida, this 7th day of December, 2023.
 Revised this 8th day of January, 2024.

McLAUGHLIN ENGINEERING COMPANY
 A DIVISION OF CONTROL POINT ASSOC. INC.

[Signature]
JERALD A. McLAUGHLIN
 Registered Land Surveyor No. LS5269
 State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said Tract 3, as South 89°29'38" East, per plat).

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-7734, 230113 ADD 1

CHECKED BY: _____

C: \JMMjr\2023\230113 ADD 1 (SPLIT)



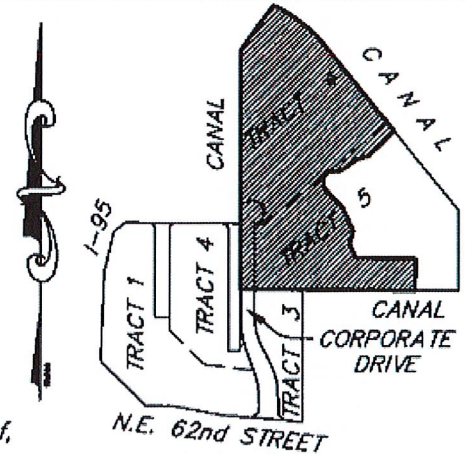
McLAUGHLIN ENGINEERING COMPANY LB 285
 A DIVISION OF CONTROL POINT ASSOCIATES, INC. LB 8137

CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM

Refer to land copy for official name of



**SKETCH AND DESCRIPTION
 TO ACCOMPANY REZONING PETITION
 800 & 1000 CORPORATE DRIVE
 FORT LAUDERDALE, FL
 FROM O-P TO CC
 SHEET 1 OF 2 SHEETS**



**SITE LAYOUT
 NOT TO SCALE**

LEGAL DESCRIPTION:

A portion of Tracts 4, 5 and N.E. 7th Avenue (now vacated), "SHELL AT I-95" according to the plat thereof, as recorded in Plat Book 102, Page 25, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Tract 5, thence North 89°31'30" West, on the South line of said Tract 5, a distance of 180.00 feet to the Point of Beginning; thence continuing North 89°31'30" West, on said South line and Westerly extension thereof, a distance of 743.12 feet to a point on the Southerly extension of the West line of said Tract 4; thence North 00°00'00" East, on said Southerly extension and on the West line of said Tract 4, a distance of 1012.90 feet; thence North 35°15'41" East, on said West line, a distance of 194.59 feet, thence North 39°56'59" East, on said West line, a distance of 41.32 feet to a point on a curve; thence Southeasterly on said curve to the right, whose radius point bears South 25°52'02" West, with a radius of 662.77 feet, a central angle of 25°06'05", an arc distance of 290.36 feet to a point of tangency; thence South 39°01'53" East, a distance of 456.64 feet; thence South 45°15'29" West, a distance of 140.30 feet; thence South 73°58'07" West, a distance of 50.00 feet; thence South 56°14'35" West, a distance of 86.65 feet; thence South 83°28'30" West, a distance of 60.00 feet; thence South 33°28'30" West, a distance of 30.00 feet; thence South 04°31'30" East, a distance of 40.00 feet; thence South 44°31'30" East, a distance of 115.00 feet; thence South 24°31'30" East, a distance of 110.00 feet; thence South 15°28'30" West, a distance of 60.00 feet; thence South 24°31'30" East, a distance of 65.00 feet; thence South 89°31'30" East, a distance of 255.00 feet; thence South 00°28'30" West, a distance of 135.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward Country, Florida and containing 566,495 square feet or 13.0049 acres more or less.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat and assume the West line of Tract 4, as North 00°00'00" East (North).

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida, this 7th day of December, 2023. Revised this 8th day of January, 2024.

McLAUGHLIN ENGINEERING COMPANY
 A DIVISION OF CONTROL POINT ASSOC. INC.

[Signature]
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. LS5269
 State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-7690, 230113 ADD 1

CHECKED BY: _____

C: \JMMjr/2023/230113 ADD 1 (SPLIT)



McLAUGHLIN ENGINEERING COMPANY LB 285
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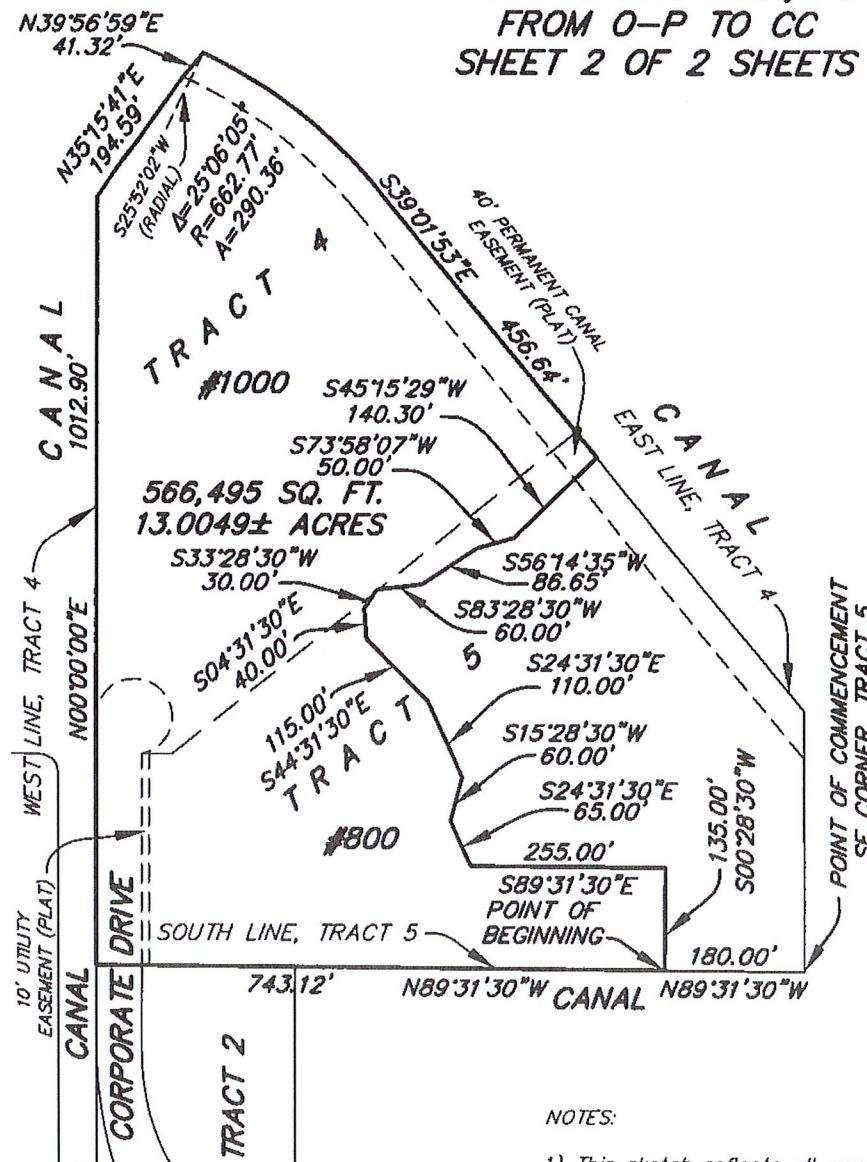
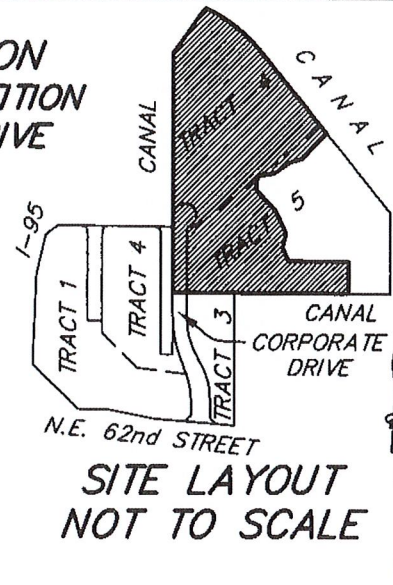
CUTTING EDGE SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE: (954) 763-7611 * EMAIL: JHADDIX@CPASURVEY.COM

refer to each copy for official records



SCALE 1" = 250'

**SKETCH AND DESCRIPTION
 TO ACCOMPANY REZONING PETITION
 800 & 1000 CORPORATE DRIVE
 FORT LAUDERDALE, FL
 FROM O-P TO CC
 SHEET 2 OF 2 SHEETS**



LEGAL DESCRIPTION:

A portion of Tracts 4, 5 and N.E. 7th Avenue (now vacated), "SHELL AT I-95" according to the plat thereof, as recorded in Plat Book 102, Page 25, of the public records of Broward County, Florida, more fully described on Sheet 1 of 2 Sheets.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to record plat and assume the West line of Tract 4, as North 00°00'00" East (North).

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-7690, 230113 ADD 1

CHECKED BY: _____

C: \JMMjr\2023\230113 ADD 1 (SPLIT)