



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)	<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%)	<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	<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 <i>(review not required by PZB)</i> Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing	<input type="checkbox"/> APPEAL/DE NOVO Appeal decision by approving body De Novo hearing items	<input type="checkbox"/> PROPERTY AND ROW ITEM Road closures Construction staging plan Revocable licenses
COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	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 City of Fort Lauderdale Address 100 N. Andrews Avenue City, State, Zip Fort Lauderdale, FL 33301 Phone _____ Email _____ Proof of Ownership Tax Record	Authorized Agent PULICE LAND SURVEYORS, INC. Address 5381 Nob Hill Road City, State, Zip Sunrise, FL 33351 Phone (954) 572-1777 Email elizabeth@pulicelandsurveyors.com Authorization Letter 
Applicant Signature:	Agent Signature:

C PARCEL INFORMATION

Address/General Location	
Folio Number(s)	494207000100, 494207000180 and a portion of 494207000110
Legal Description (Bnet)	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 <small>Applications requesting land use amendments and rezonings.</small>	
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 <small>(Describe in detail)</small>	Property to be platted for development of proposed water treatment plant							
Estimated Project Cost	\$ _____ <small>(Estimated total project cost including land costs for all new development applications only)</small>							
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	Traffic Study Required	No			
Flex Units Request	No	Parking Reduction	No			
Commercial Flex Acreage	No	Public Participation				
Residential Uses		Non-Residential Uses				
Single Family		Commercial				
Townhouses		Restaurant				
Multifamily		Office				
Cluster/Zero Lot Line		Industrial				
Other		Other	Municipal use			
Total (dwelling units)		Total (square feet)				
Unit Mix (dwelling units)	<table border="1"> <tr> <td>Studio-1 Bedroom</td> <td>2 Bedroom</td> <td>3+ Bedroom</td> </tr> </table>	Studio-1 Bedroom	2 Bedroom	3+ Bedroom		
Studio-1 Bedroom	2 Bedroom	3+ Bedroom				

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)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front [_____]			
Side [_____]			
Corner / Side [_____]			
Rear [_____]			
<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 Date	Deferral	60 Days from Meeting (Provide Date)		
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted		Appeal Request		

PROSPECT LAKE CLEAN WATER CENTER

A REPLAT OF A PORTION OF TRACTS "B" AND "C", "PALM AIRE VILLAGE 4TH SECTION" (P.B. 96, PG. 35) AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND A PORTION OF TRACTS 8 AND 9, BLOCK 96, AND THE RIGHT-OF-WAY ADJACENT THERETO, "THE PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PG. 45, P.B.C.R.), ALL IN SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF TRACTS "B" AND "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; AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING A PORTION OF "THE PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "C", "PALM AIRE VILLAGE 4TH SECTION", THENCE WEST 179.00 FEET TO THE WEST LINE OF SAID TRACT "C", THENCE NORTH 89°31'18" EAST ALONG SAID PARALLEL LINE 588.34 FEET TO A POINT ON A LINE 85 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT "B"; THENCE SOUTH 01°44'09" EAST ALONG SAID PARALLEL LINE 328.78 FEET TO A POINT ON A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT "B"; THENCE SOUTH 89°54'28" EAST ALONG SAID PARALLEL LINE 1234.47 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 7, THENCE NORTH 01°46'11" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, THENCE NORTH 01°46'11" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, THENCE NORTH 89°30'01" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 7, THENCE NORTH 89°30'01" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, THENCE NORTH 01°46'11" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 7, THENCE NORTH 89°30'01" WEST ALONG SAID PARALLEL LINE 1031.12 FEET TO A POINT ON A LINE 182.50 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE SOUTH 00°51'00" EAST ALONG SAID PARALLEL LINE 384.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 7; THENCE NORTH 89°30'01" WEST ALONG SAID SOUTH LINE 160.04 FEET TO A POINT ON A LINE 22.50 FEET EAST OF AND PARALLEL TO SAID EAST LINE OF "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE NORTH 89°30'01" WEST ALONG SAID SOUTH LINE 160.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST PROSPECT ROAD; THENCE NORTH 89°30'01" WEST ALONG SAID RIGHT-OF-WAY LINE 70.03 FEET TO A POINT ON A LINE 47.50 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE NORTH 00°51'00" WEST ALONG SAID PARALLEL LINE 2131.15 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°16'32" EAST ALONG SAID LINE 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 28.459 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "PROSPECT LAKE CLEAN WATER CENTER", A REPLAT.

1. PUBLICLY DEDICATED UTILITY EASEMENT: THE NON-EXCLUSIVE UTILITY EASEMENT SHOWN ON PARCEL "A" IS HEREBY DEDICATED IN PERPETUITY TO PUBLIC UTILITIES (INCLUDING PUBLIC UTILITY COMPANIES) FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES, PER FLORIDA STATUTE 177.031(7)(B). "PUBLIC UTILITY" INCLUDES ANY PUBLIC OR PRIVATE UTILITY, SUCH AS, BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWERS, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, OR TELEPHONE LINE, WHETHER UNDERGROUND OR OVERHEAD.
2. REVOCABLE PRIVATE ROAD: PARCEL "A" (PRIVATE ROAD) AS SHOWN HEREON IS NOT DEDICATED FOR ACCESS TO THE PUBLIC AND, UNLESS REVOKED BY PARCEL "A" OWNER, OR AGREED TO OTHERWISE, IS NON-EXCLUSIVELY RESERVED FOR PRIVATE ACCESS PURPOSES IN FAVOR OF THE OWNERS OF THE PARCEL(S) ABUTTING PARCEL "A" TO THE EAST AND WEST, INCLUDING THEIR HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS, ASSIGNS, TENANTS, INVITEES, LICENSEES, AND EMPLOYEES AND FOR USE BY THE PERSONNEL OF THE POLICE AND FIRE DEPARTMENTS AND OTHER GOVERNMENTAL AGENCIES IN THE PERFORMANCE OF THEIR GOVERNMENTAL DUTIES.

IN WITNESS WHEREOF, SAID CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON THIS BEING FIRST DAY OF _____, 202____.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

BY: _____ DATE _____
CITY OF FORT LAUDERDALE
A FLORIDA MUNICIPAL CORPORATION

BY: _____ DATE _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS AS _____ DAY OF _____, 202____, OF CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR [] AS IDENTIFICATION.

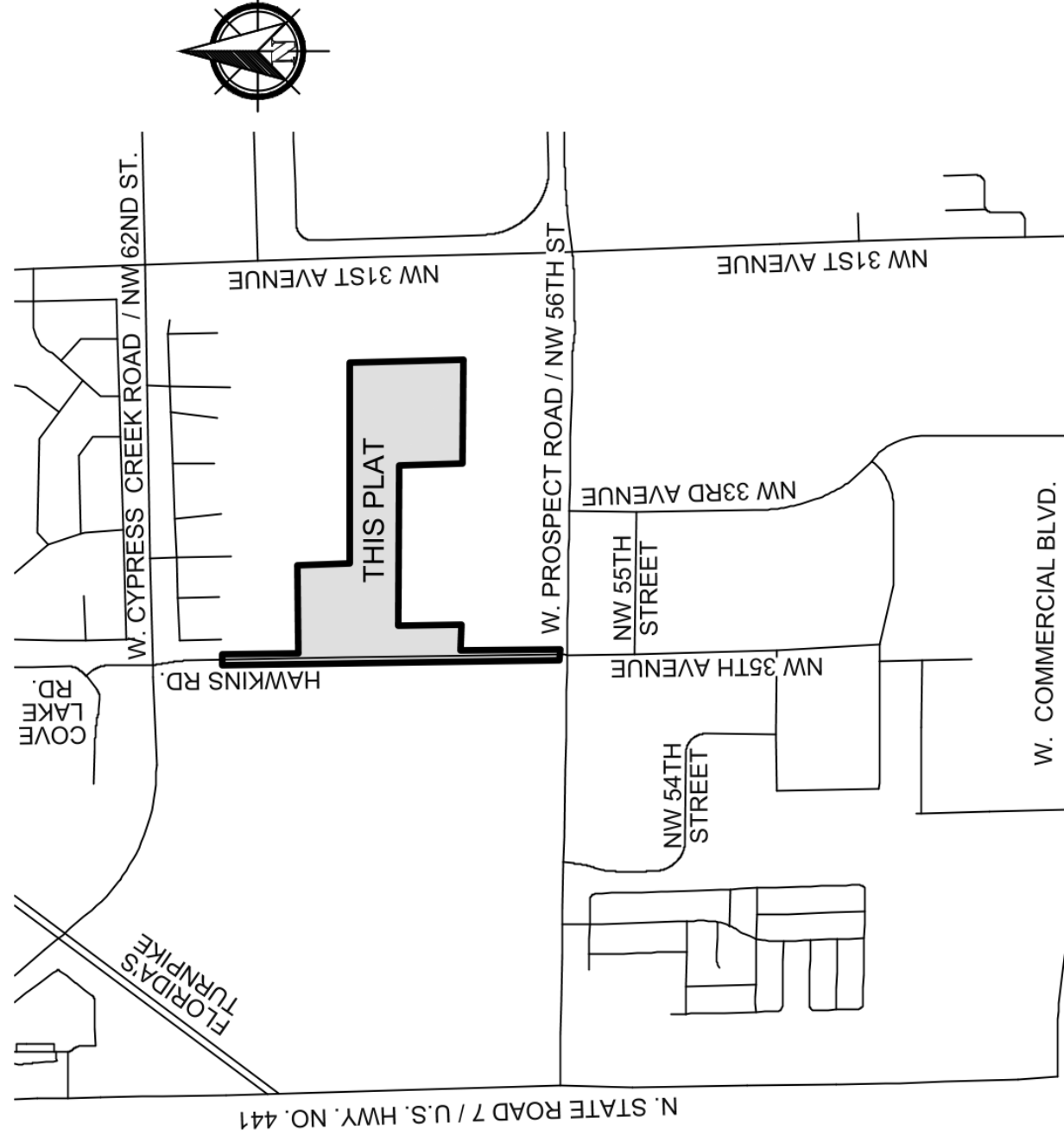
WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION NUMBER: _____ PRINT NAME: _____

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

OCTOBER 2023



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: _____ DATE _____
JOHN F. PULICE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

FORT LAUDERDALE CITY COMMISSION:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, BY RESOLUTION NO. _____, 202____, ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____, 202____.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, 202____.

BY: _____ DATE _____
DAVID R. SOLOMAN
CITY CLERK

FORT LAUDERDALE PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF THE CITY OF FORT LAUDERDALE, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS _____ DAY OF _____, 202____.

BY: _____ DATE _____
NAME: _____
CHAIR

FORT LAUDERDALE CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 202____.

BY: _____ DATE _____
DANIEL A. REY, P.E.
CITY ENGINEER
PROFESSIONAL ENGINEER
REGISTRATION NO. 81248

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202____.

BY: _____ DATE _____
CHAIRPERSON

THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 202____.

BY: _____ DATE _____
EXECUTIVE DIRECTOR OR DESIGNEE

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

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

BY: _____ DATE _____
MAYOR: COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

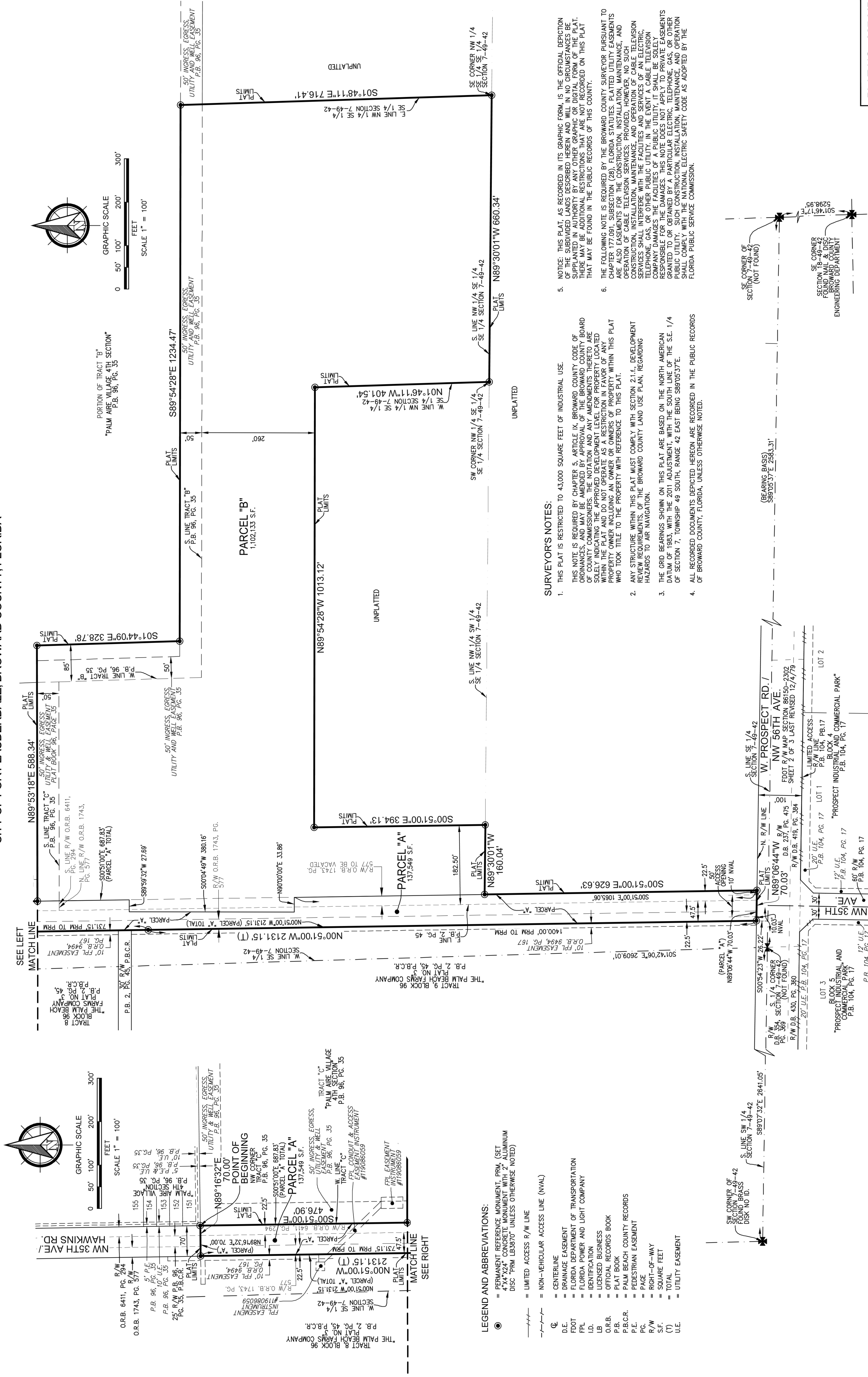
BY: _____ DATE _____
ROBERTO CHAVEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS2880

BY: _____ DATE _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR
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PROSPECT LAKE CLEAN WATER CENTER

A REPLAT OF A PORTION OF TRACTS "B" AND "C", "PALM AIRE VILLAGE 4TH SECTION" (P.B. 96, PG. 35) AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND A PORTION OF TRACTS 8 AND 9, BLOCK 96, AND THE RIGHT-OF-WAY ADJACENT THERETO, "THE PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PG. 45, P.B.C.R.), ALL IN SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA





PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FL 33351

Phone: (954) 572-1777 Fax: (954) 572-1778
www.pulicelandsurveyors.com



August 10, 2023

Ms. Ella Parker
Urban Design and Planning Manager
City of Fort Lauderdale
700 NW 19th Avenue
Fort Lauderdale, FL 33301

**RE: "PROSPECT LAKE CLEAN WATER CENTER" PLAT
CITY-OWNED PROPERTY GENERALLY LOCATED AT 5900 HAWKINS ROAD**

Dear Ms. Parker:

Enclosed please find the submittal of the above-referenced plat application. The proposed plat encompasses land owned by the City of Fort Lauderdale (the "City") that is required to be platted in order to create a lot of record exclusively for the Prospect Lake Clean Water Center project (the "Project"), located on the east side of Hawkins Road, off Cypress Creek Road (NW 62nd Street) and south of the "The Lofts at Palm-Aire Village" community, and east of Prospect Lake. The City, working with the Design/Builder Kiewit Water Facilities Florida CO ("Kiewit"), is on the planning and approval phase for the construction of a new water treatment plant on currently unoccupied land that includes Folio # 494207000100 and 494207000180, and portions of Folio # 494207000110.

Following, please find the ULDR Sections applicable to this petition, with our responses **in bold**.

Sec. 47-24.5 Subdivision Regulations

A. Subdivision approval.

1. *Applicability of subdivision regulations.* No person shall create a subdivision of land nor develop land in the city unless it conforms to these regulations. A subdivision shall be defined as the division of land into two (2) or more lots, sites, tracts, parcels or other designations whether by recorded plat, unrecorded plat, or by metes and bounds description.

RESPONSE: The purpose of this application is to create an individual lot of record to accommodate the project described above.

2. *Platting required.* No building permit shall be issued nor shall a certificate of occupancy be issued for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been recorded in the public records of Broward County subsequent to June 4, 1953 (Commencing at P.B. 32, p.15), except as provided herein.

RESPONSE: Applicant is currently pursuing an "Agreement for Issuance of Building Permits After Completed Plat Application for Essential Governmental Facilities" between the City and Broward County, seeking an exemption from this requirement as authorized by Section 5-187, Broward County Code of Ordinances.

3. *Exceptions to platting.* The requirements in subsection A.2, shall not apply to an application for a building permit which meets any one (1) or more of the following criteria: [various clauses follow in the ULDR Code text]

RESPONSE: The City, as applicant, is not requesting to be exempt from platting.

4. *Resubdivision of lots of record.* Division of lots in a subdivision of record shall be permitted as follows: [various clauses follow in the ULDR Code text]

RESPONSE: This provision is not applicable in this case because this is not a replat of an established lot of record.

B. Procedure for preparation and filing of plats.

RESPONSE: Our firm is familiar with plat preparation and its filing process, and will follow all required procedure.

C. Plat technical specifications.

RESPONSE: This plat was prepared meeting all technical specifications set forth by this provision.

D. Subdivision layout.

RESPONSE: This is a boundary plat (no lots) with no proposed streets, alleys, reservations or canals within the plat limits, nor will this plat alter the existing street system of the surrounding area.

E. Required subdivision improvements.

RESPONSE: All necessary improvements for the proposed water treatment plant, excluding the installation of permanent reference monuments, but groundwork such as paving, grading, storm water drainage, etc. will be provided and installed during construction.

F. Recordation and expiration of plat. Proof must be submitted to the City Commission prior to the adoption of a resolution approving the plat that the persons signing the plat and executing the dedication are all of the owners of all of the property platted or replatted. The approval of all persons holding mortgage liens against any property platted or replatted shall appear upon the plat. Such plat or replat must be recorded in the official records of the county within three (3) years after the adoption of the resolution approving same; otherwise the approval is automatically rescinded and canceled, and the plat shall become null and void.

RESPONSE: We understand the plat will be signed by a City Official (Mayor or City Manager would be expected), and the recordation process will start at Broward County as soon as the plat is approved by the City Commission.

Sec. 47-25.2 Adequacy Requirements

A. Applicability. The adequacy requirements set forth herein shall be used by the City to evaluate the demand created on public services and facilities created by a proposed development permit.

RESPONSE: Informational.

B. Communications network. Buildings and structures shall not interfere with the City's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the City's communication network within the development proposal.

RESPONSE: City Staff as well as petitioner are aware of this provision.

C. Drainage facilities. Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 ½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: Informational.

D. Environmentally sensitive lands.

1. In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances

which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference:

- a. Broward County Ordinance No. 89-6.
- b. Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances.
- c. Broward County Ordinance No. 84-60.

RESPONSE: Informational.

2. The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

RESPONSE: City, as applicant, shall ensure that there will be no impact in case any environmentally sensitive land is found within this portion of their property.

E. *Fire protection.* Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

RESPONSE: City shall ensure that this proposed development has proper access for emergency vehicles and that fire safety standards are achieved.

F. *Parks and open space.*

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.

RESPONSE: City to determine.

2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

RESPONSE: City to determine.

G. *Police protection.* Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

RESPONSE: Police protection will be provided by the Fort Lauderdale Police Department.

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

RESPONSE: Informational.

2. Potable water facilities:

- a. If the system is tied into the City treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the County is the projected service provider, a similar written assurance will be required.

RESPONSE: Informational; this is a proposed water treatment facility for the City.

I. Sanitary sewer.

1. If the system is tied into the City treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
2. If there is adequate capacity available in the City treatment plant to serve the proposed development, the City shall reserve the necessary capacity to serve the proposed development.
3. Where the County is the projected service provider, a written assurance will be required.
4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

RESPONSE: Informational; City to determine applicability.

J. *Schools.* For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

RESPONSE: N/A; this plat is not intended for residential use.

K. Solid waste.

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

RESPONSE: City to determine.

2. Solid waste facilities. Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

RESPONSE: City to determine.

L. *Stormwater.* Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the Florida Building Code, City engineering standards and other accepted applicable engineering standards.

RESPONSE: The City shall ensure that adequate stormwater drainage is provided for this municipal facility.

M. Transportation facilities.

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

RESPONSE: Informational; City to determine applicability.

2. Regional transportation network. The regional transportation network shall have the adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans, and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the City, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

RESPONSE: Informational.

3. Local streets. Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the City's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the City engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

RESPONSE: Informational.

4. Traffic impact studies.

- a. When the proposed development may generate over one thousand (1,000) daily trips; or
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.

- ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.
- iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.
- iv. A further detailed analysis and any other information that the review committee considers relevant.
- v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact and the study supports its conclusions. The cost of review by city's consultant shall be reimbursed to the city by the applicant.
- vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.

RESPONSE: Traffic Study is not required due to the low impact associated with this plat.

5. Dedication of rights-of-way. Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the City's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.

RESPONSE: There is no major road abutting this Plat, and as a result, dedication of right-of-way is not expected for this plat.

6. Pedestrian facilities. Sidewalks, pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the City and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with City engineering standards and accepted applicable engineering standards.

RESPONSE: There will be no pedestrian access to this site.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

RESPONSE: This project is not adjacent to a primary arterial street in the trafficways plan, either existing or proposed.

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce or eliminate development generated traffic.

RESPONSE: City to determine applicability.

9. Street trees. In order to provide for adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation

Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20.H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

RESPONSE: City to determine applicability.

N. *Wastewater.* Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-265, as it is amended for time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

RESPONSE: City to determine the wastewater and disposal system that will be compatible to this type of project.

O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

RESPONSE: City to determine.

P. *Historic and archaeological resources.* If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

RESPONSE: City to determine applicability.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

RESPONSE: This property is not located near the Intracoastal Waterway.

If there are any questions or if we can be of further assistance, please give us a call. Thank you.

For **PULICE LAND SURVEYORS, INC.**



Elizabeth Tsouroukdissian
Platting Assistant



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:

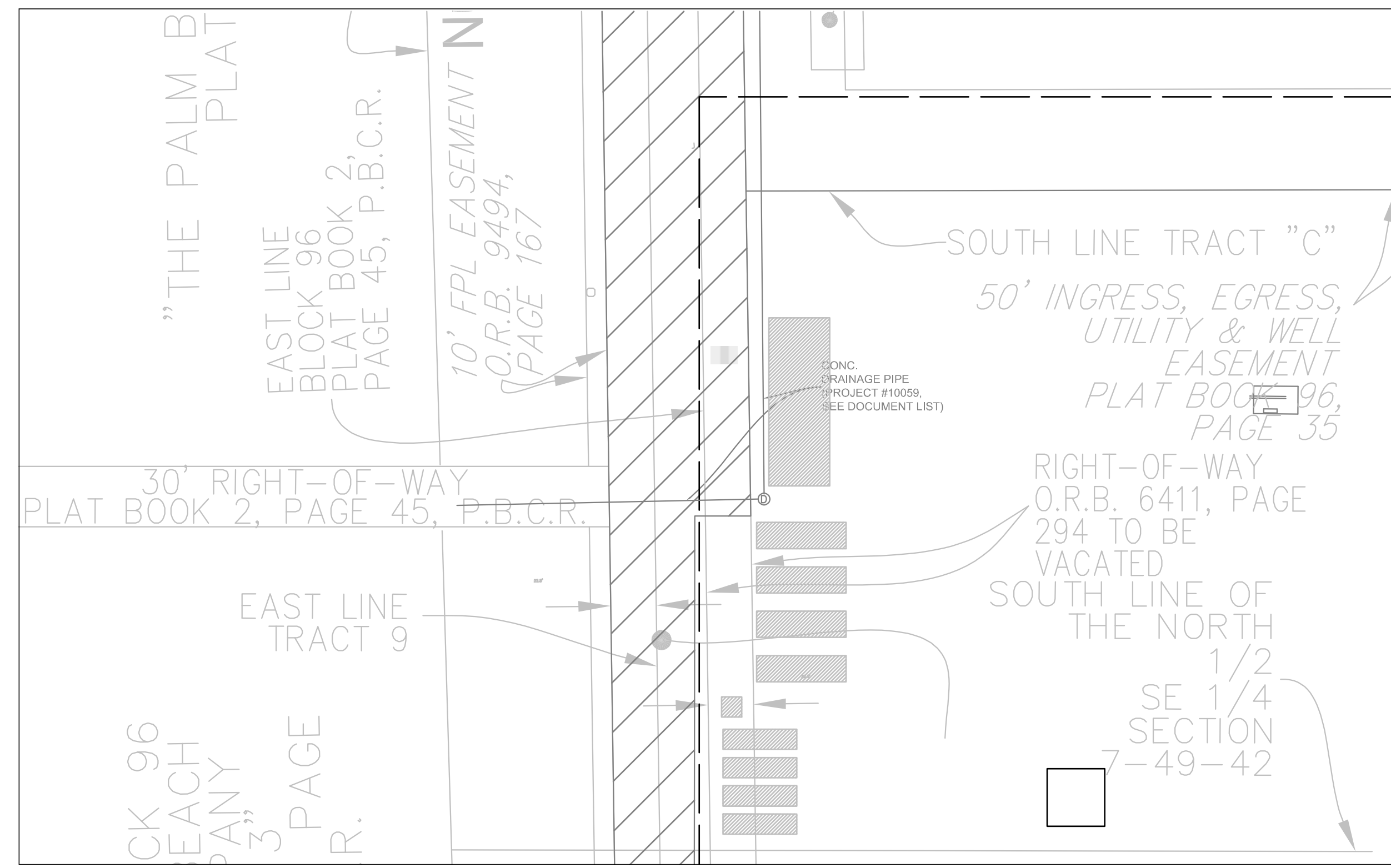
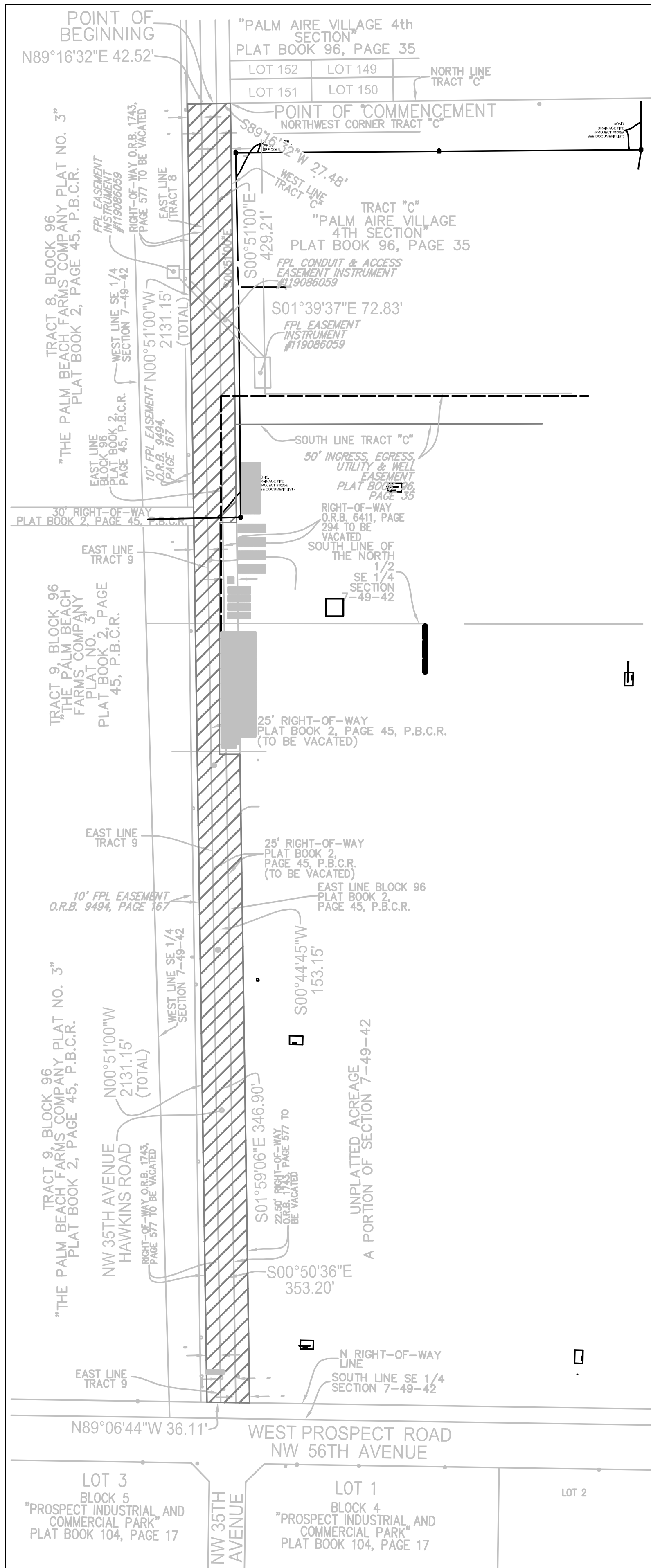
- 1.) The utility easement is recorded based on the attached plan.
- 2.) Any relocated utilities are to be within the proposed easement area.

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

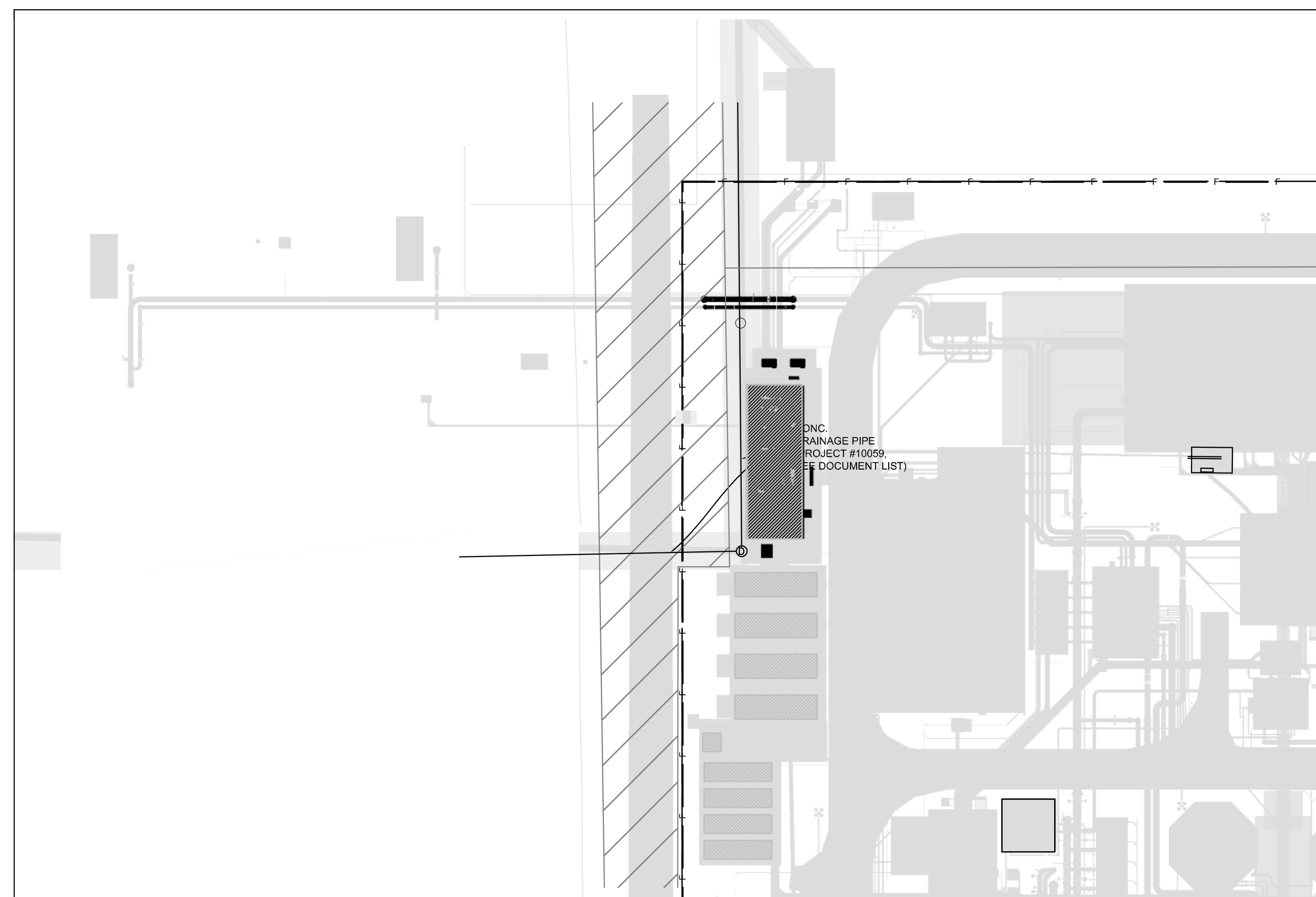
Sincerely,

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

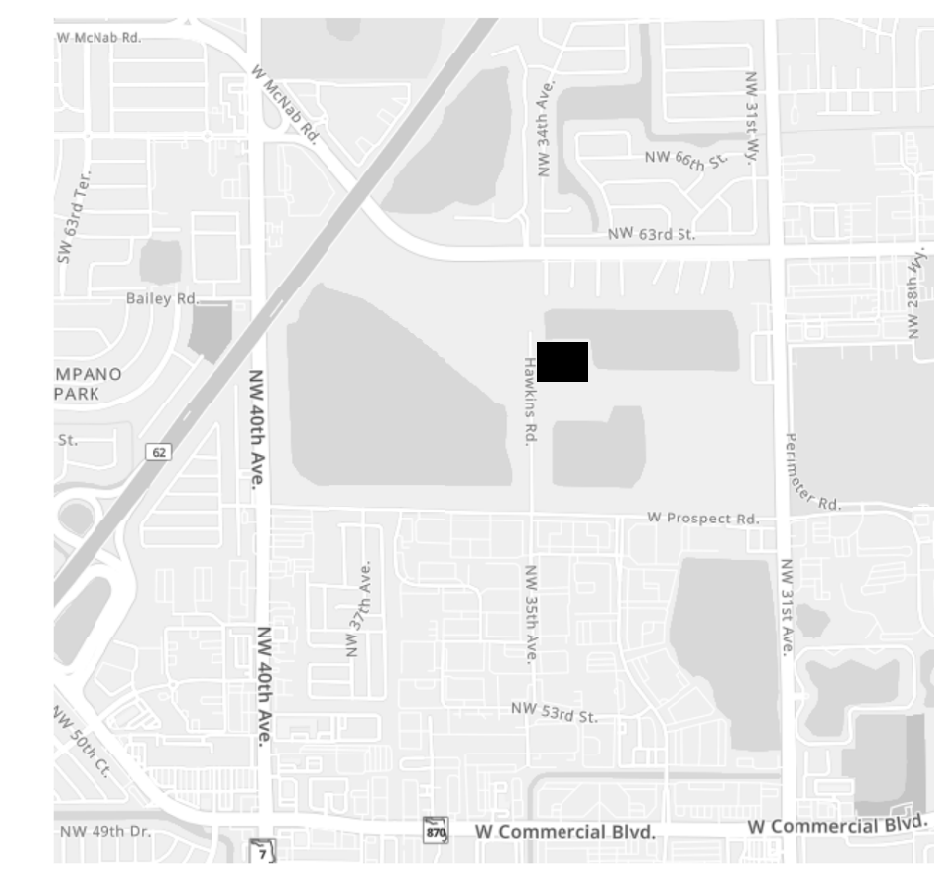




DETAIL 1 - EXPANDED VIEW AT ELECTRICAL BUILDING AND GENERATOR AREA



DETAIL 2 - FUTURE FACILITY INTERFACE



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

SCALE = NTS



ISSUED FOR INFORMATION			
A	J. CLAUSEN	K. HESSE	05-03-24
REV	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

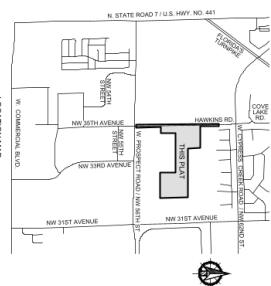
Digitally signed by Luca Fasani
DN: C=US,
E=luca.fasani@fpl.com,
O=Florida Power & Light,
CN=Luca Fasani
Date: 2024.05.14
11:03:31-04'00'

Exhibit A

PROSPECT LAKE CLEAN WATER CENTER

A REPORT OF TRACTS B, AND C, PALMARE VILLAGE 4TH SECTION (P.B. 96, PG. 50) AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND A PORTION OF TRACTS 8 AND 9, BLOCK 98, AND THE RIGHT-OF-WAY ADJACENT THERETO, THE PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45, P.B.C.R.), ALL IN SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
SUBDIVISION OF CONSULTANTS
1942 S. 1777
OCTOBER 2020



LOCATION MAP

LEGAL DESCRIPTION

A PORTION OF TRACTS B, AND C, PALMARE VILLAGE 4TH SECTION (P.B. 96, PG. 50) AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND A PORTION OF TRACTS 8 AND 9, BLOCK 98, AND THE RIGHT-OF-WAY ADJACENT THERETO, THE PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45, P.B.C.R.), ALL IN SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

DEDICATION

THE CITY OF FORT LAUDERDALE, FLORIDA, HAS RECEIVED FROM THE PALM BEACH FARMS COMPANY, INC. A PORTION OF TRACTS B, AND C, PALMARE VILLAGE 4TH SECTION (P.B. 96, PG. 50) AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND A PORTION OF TRACTS 8 AND 9, BLOCK 98, AND THE RIGHT-OF-WAY ADJACENT THERETO, THE PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45, P.B.C.R.), ALL IN SECTION 7, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.



ACKNOWLEDGMENT

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the City of Fort Lauderdale, Florida, and that the same has been duly recorded in the records of the City of Fort Lauderdale, Florida, and that the same is a true and correct copy of the original as the same appears in the records of the City of Fort Lauderdale, Florida.

CITY CLERK	CITY ENGINEER	CITY COMMISSIONER	CITY COMMISSIONER	CITY COMMISSIONER

PLAT NO.: 0274MP-23

Exhibit B

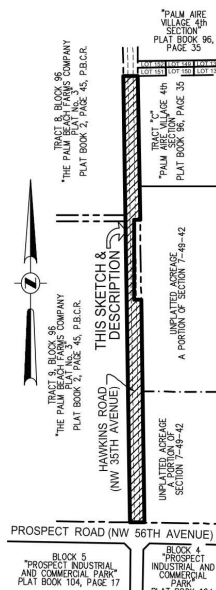
	<p>SKETCH AND LEGAL DESCRIPTION BY PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870</p>	
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LEGAL DESCRIPTION (UTILITY EASEMENT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

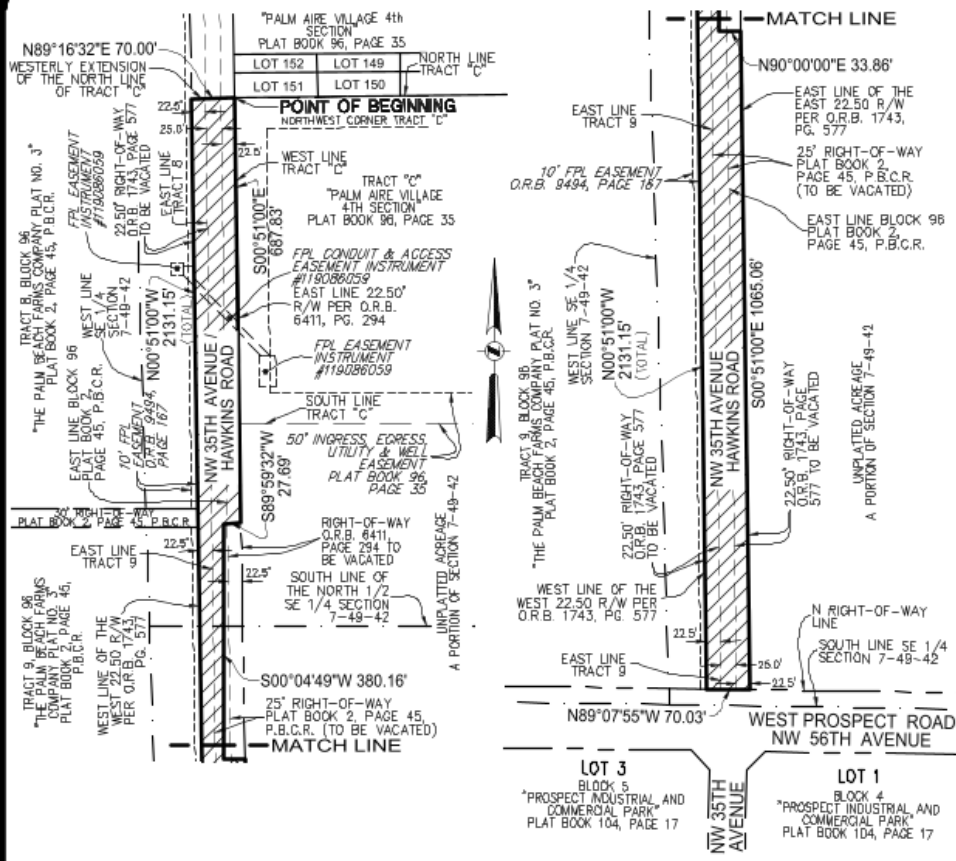


SKETCH AND LEGAL DESCRIPTION

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



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