

## Page 1: PZB Site Plan - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

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

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

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

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

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

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

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

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

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

Updated: 10/01/2020

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## Page 2: Required Documentation / Submittal Checklist

### One (1) copy of the following documents:

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

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

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

- ☐ **Narrative** describing project specifics, to include but not be limited to: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, dock facilities, etc. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- ☐ **Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- ☒ **Cover sheet** on plan set to state project name and table of contents.
- ☒ **Current survey(s)** of property, signed and sealed, showing existing conditions; survey must be As-Built and Topographic with Right-of-Way and Easement Vacations Excluded. The survey should consist of the proposed project site alone. Do not include adjacent properties or portions of lands not included in the proposed project unless specifically requested by the City.
- ☒ **Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- ☒ **Plans "A" thru "H".** *Note, for Change of Use applications, items asterisked (\*) are only required if proposed changes affect these plans. Otherwise, these items should be obtained from Property Records if showing current conditions.*

- |                         |                           |
|-------------------------|---------------------------|
| A. Site Plan            | E. Additional Renderings* |
| B. Details*             | F. Landscape Plans*       |
| C. Flood Plans          | G. Photometric Diagram*   |
| D. Building Elevations* | H. Engineering Plans*     |

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

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

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

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

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

### Page 3: Sign Notification Requirements and Affidavit

#### SIGN NOTICE

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

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

#### AFFIDAVIT OF POSTING SIGNS

STATE OF FLORIDA  
BROWARD COUNTY

RE: \_\_\_\_\_  
BOARD OF ADJUSTMENT  
\_\_\_\_\_  
HISTORIC PRESERVATION BOARD  
\_\_\_\_\_  
PLANNING AND ZONING BOARD  
\_\_\_\_\_  
CITY COMMISSION

CASE NO. \_\_\_\_\_

APPLICANT: \_\_\_\_\_

PROPERTY: \_\_\_\_\_

PUBLIC HEARING DATE: \_\_\_\_\_

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

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

\_\_\_\_\_  
Affiant

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

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTE: I understand that if my sign is not returned within the prescribed time limit as noted in Sec. 47-27.3.i of the City of Fort Lauderdale ULDR, I will forfeit my sign deposit. \_\_\_\_\_ (initial here)

\_\_\_\_\_  
Initials of applicant (or representative) receiving sign as per 47-27.2(3)(A-J)

Updated: 10/01/2020

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Property Owner Name	Folio Number	Address	Contact Name/Email	Phone	Legal
New River Center Maintenance Association Inc.	504210940050	200 E. Las Olas Boulevard	Steven Varoslawitz syaro18@gmail.com	(954)527-9934	NEW RIVER CENTER 151-15 B PARCEL E LESS POR DESC IN OR 28474/330
DK Las Olas LLC	5042101Y0010	100 E. Las Olas Boulevard	Stephen Webb swebb@kolter.com		NEW RIVER CENTER 151-15 B POR PAR A DESC AS BEG AT WLY MOST NW COR SAID PAR A; NE 42.47' E 220.28 SE 42.43 S 110 W 280.05' N 109.94 TO POB LESS PARCELS DESC IN INSTR# 11640986 AS HOTEL ELEMENT & COMMERCIAL ELEMENT & LESS PARCEL DESC IN INSTR# 116502155 AS CONDOMINIUM PROPERTY AKA FACILITIES ELEMENT 100 LAS OLAS
100 Las Olas Condominium Association Inc.	504210CB 504210CA		Stephen Webb swebb@kolter.com		
Las Olas River House Condominium Association Inc.	504210AM 504210AK	333 Las Olas Way	Steven Varoslawitz syaro18@gmail.com	(954)527-9934	LAS OLAS RIVER HOUSE CONDO PER CDO BK/PG: 38617/366
PRIL SR 200 East Las Olas Owner LLC % Prudential Real Estate	504210940020	200 E. Las Olas Boulevard	Paige Miller pmiller@stiles.com	(954) 463-0200	NEW RIVER CENTER 151-15 B PARCEL B
PR II/Stiles ROLO Apartments Owner LLC	504210940030	215 N. New River Drive East	Jon Auerbach@stiles.com	(954) 627-9284	NEW RIVER CENTER 151-15 B PARCEL C



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

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

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

Dear Mr. Fajardo,

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

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

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

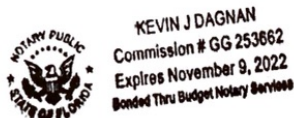
**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

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

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

My Commission Expires:



**DK LAS OLAS LLC**

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

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

Dear Mr. Fajardo,

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

Sincerely,  
**DK LAS OLAS LLC**

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

**ACKNOWLEDGEMENT**

STATE OF FL  
COUNTY OF Palm Beach

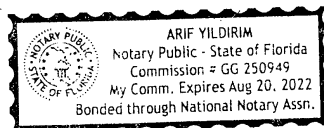
The foregoing instrument was acknowledged before me, by means of (check one):  
☒ physical presence or ☐ online notarization, this 15 day of October, 2021, by  
Scott Webb, who is the \_\_\_\_\_ of **DK Las Olas LLC, a**  
**Florida limited liability company.** who is personally known to me or who has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

Notary Public [Signature]

Arif Yildirim

Typed, printed or stamped name of Notary Public

My Commission Expires: 8/20/2022



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

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

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

Dear Mr. Fajardo,

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

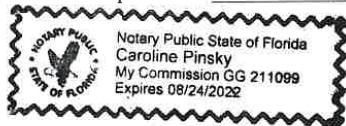
Sincerely,  
**Las Olas River House Condominium Association,  
Inc.**

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

**ACKNOWLEDGEMENT**

STATE OF Florida  
COUNTY OF Broward

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



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

My Commission Expires: 8/24/22



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

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

Dear Mr. Fajardo,

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

Sincerely,

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

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

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

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

By:   
Name: Edwin Siddons  
Title: Vice President


Address: 301 E LAS OLAS BLVD  
FORT LAUDERDALE FL 33301

**ACKNOWLEDGEMENT**

STATE OF New Jersey  
COUNTY OF Morris

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



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

**PRII SR 200 EAST LAS OLAS OWNER, LLC**

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

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

Dear Mr. Fajardo,

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

Sincerely,  
**PRII SR 200 EAST LAS OLAS OWNER, LLC**

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

**ACKNOWLEDGEMENT**

STATE OF New Jersey  
COUNTY OF Morris

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

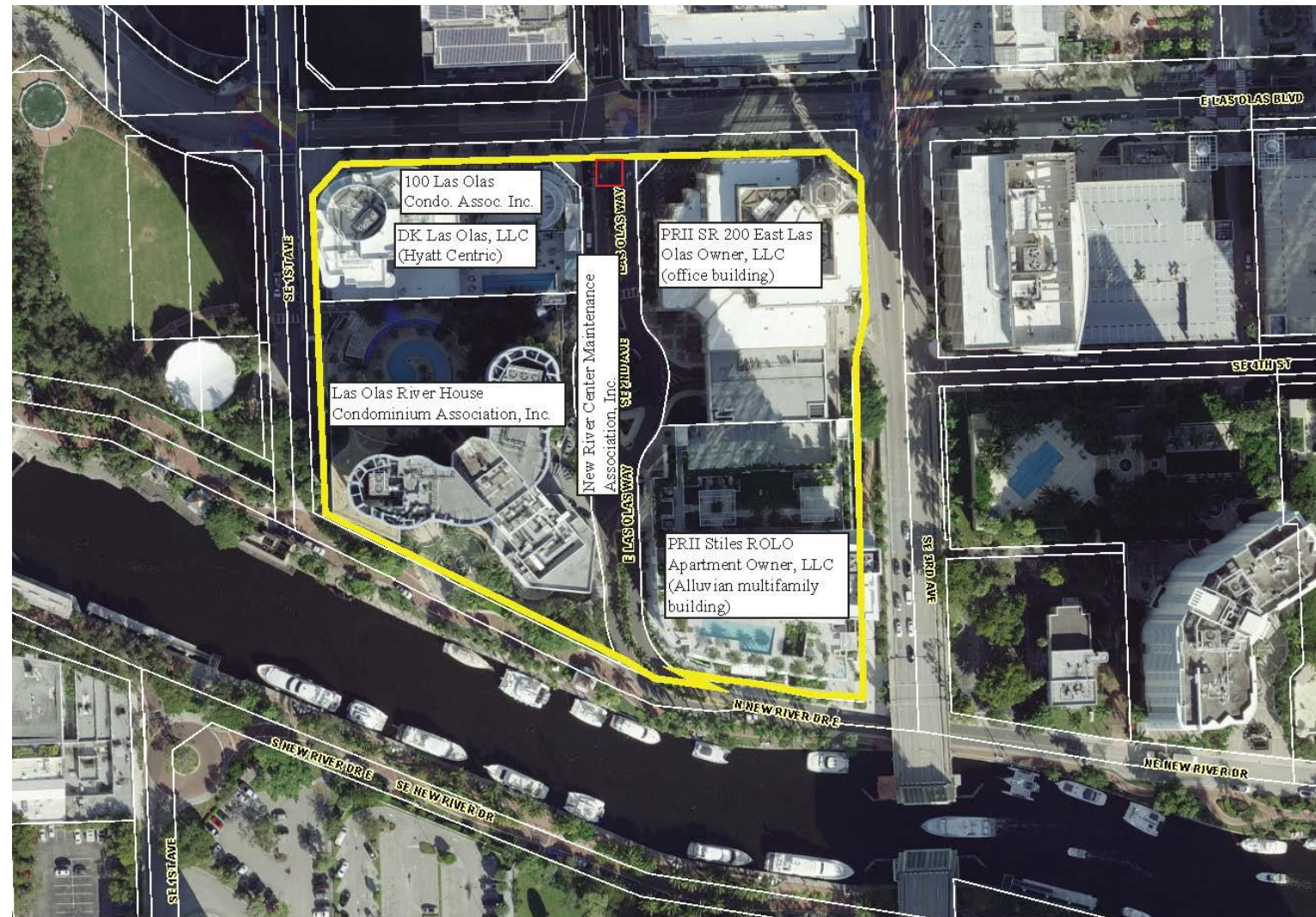
  
Notary Public

Michele Kosch  
Typed, printed or stamped name of Notary Public

My Commission Expires:



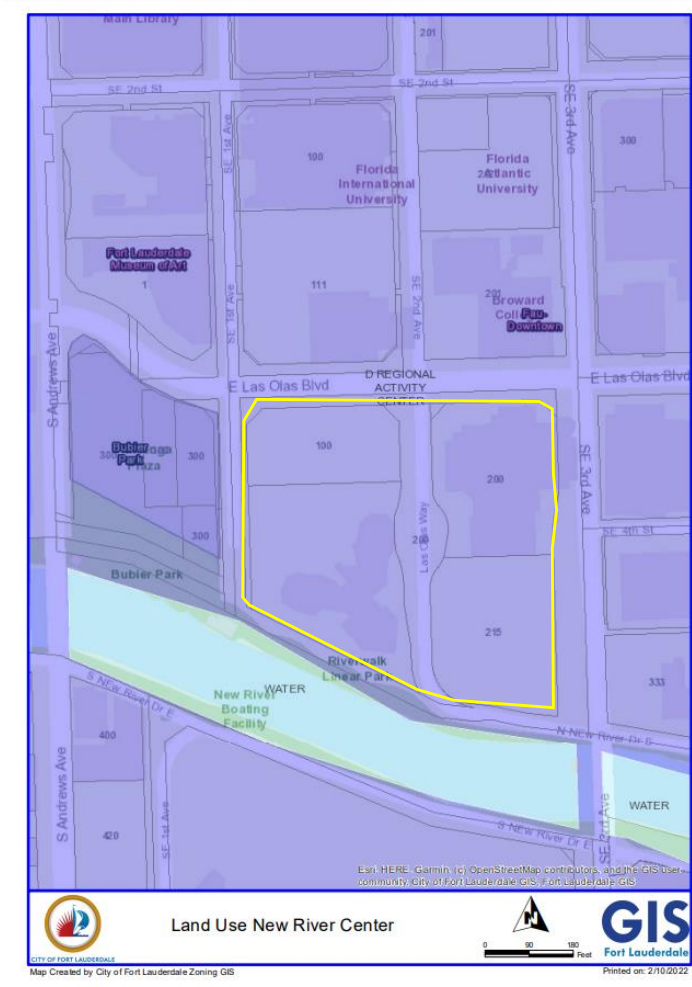
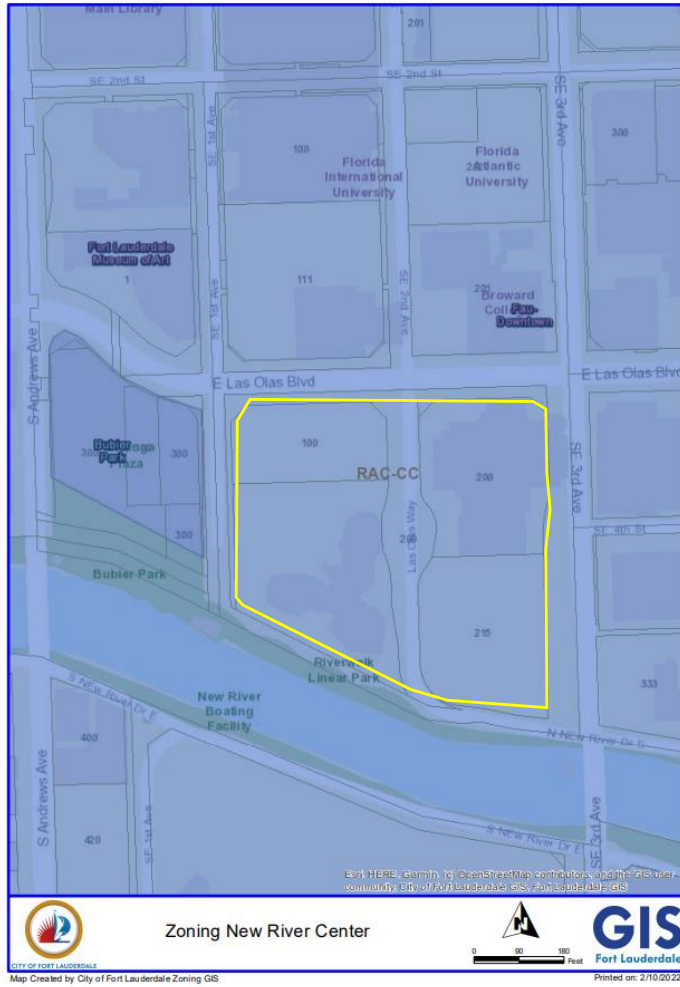
# NEW RIVER CENTER SPECIAL SIGN DISTRICT



## Table of Contents:

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






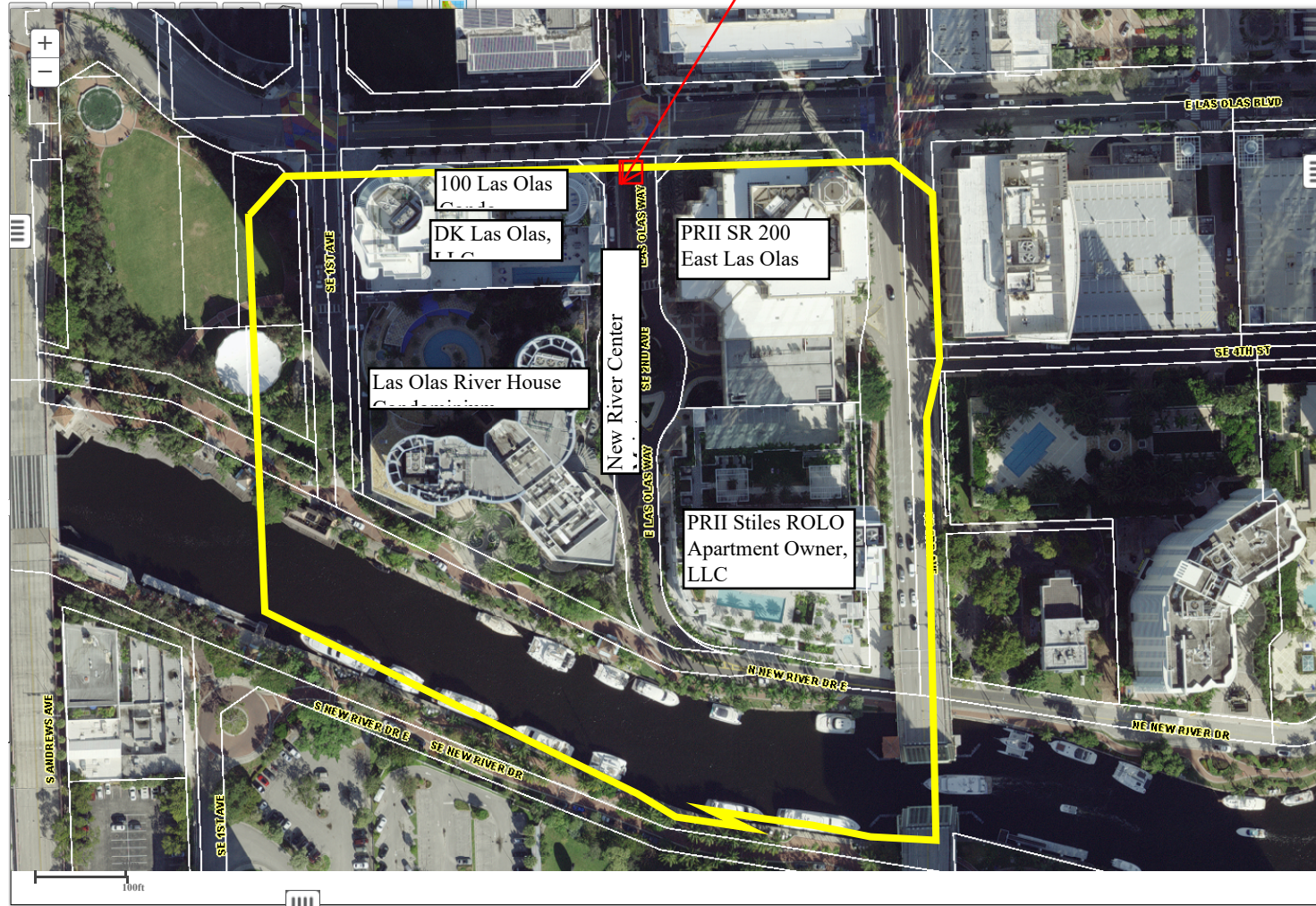
NEW RIVER CENTER SIGN

BCPA Web Map

Location of proposed

 = Yellow outline notes the location of the

Marty Kiar Broward County Property Appraiser Florida



[https://gisweb-adapters.bcpa.net/bcpawebmap\\_ex/bcpawebmap.aspx](https://gisweb-adapters.bcpa.net/bcpawebmap_ex/bcpawebmap.aspx)

1/1

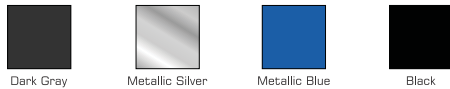


# ILLUMINATED DOUBLE FACE WAYFINDING SIGN

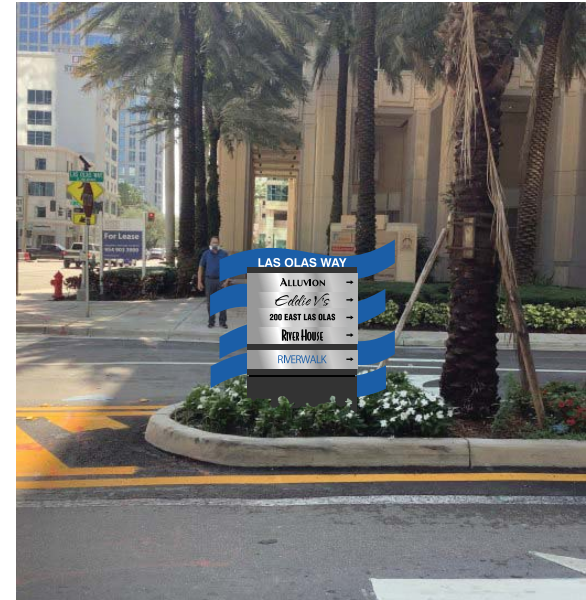


Scale: 1" = 1'-0"


**NOTE: Vector art for Harborwood needed before production**



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



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

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


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



# ILLUMINATED DOUBLE FACE WAYFINDING SIGN



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

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

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

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



# "NEW RIVER CENTER"

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

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1606  
FEBRUARY, 1990

## DEDICATION

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT

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

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

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

IN WITNESS WHEREOF, NEW RIVER CENTER MAINTENANCE ASSOCIATION, INC. A FLORIDA  
CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 19 TH  
DAY OF DECEMBER A.D. 1989.

*Angela Mammella* BY *William R. Lyon*  
WITNESSES BY WILLIAM R. LYON  
*Maria C. Sanchez* PRESIDENT  
NEW RIVER CENTER MAINTENANCE ASSOCIATION, INC.

WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

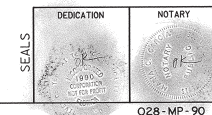
BEFORE ME PERSONALLY APPEARED  
WILLIAM R. LYON  
PRESIDENT

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

WITNESS MY HAND AND SEAL THIS 19 TH DAY OF DECEMBER A.D. 1989.

*Aug. 27, 1995*  
MY COMMISSION EXPIRES:

*Maria C. Sanchez*  
NOTARY PUBLIC, STATE OF FLORIDA

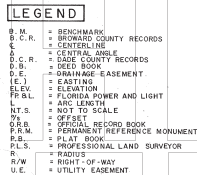
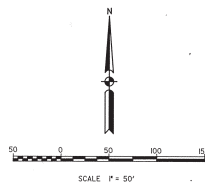




“NEW RIVER CENTER”



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

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



AREA TABULATION			
PARCEL "A"	78,936	SQ.FT.	1.812 AC. ±
PARCEL "B"	60,825	SQ.FT.	1.396 AC. ±
PARCEL "C"	61,297	SQ.FT.	1.407 AC. ±
PARCEL "D"	43,038	SQ.FT.	0.988 AC. ±
PARCEL "E"	32,908	SQ.FT.	0.756 AC. ±
DED. R/W	16,105	SQ.FT.	0.370 AC. ±
TOTAL	293,119	SQ. FT.	6.729 AC. ±

## SURVEY NOTES

1.  INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOKS 606 AND 557.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND THE NORTH PLAT LIMITS IS ASSUMED TO BEAR S 90°00'00"E.
4.  INDICATES NON-VEHICULAR ACCESS LINE.
5. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY U.S.C.G.S. BRASS DISC IN CORNER STATION 212.6' ELEV.=73.50' LOCATED AT CORNER OF S.W.2nd AVE & S.W.2nd ST., 16.6' W. OF W.RAIL OF REC.COR.

## RESTRICTIONS

THIS PLAT IS RESTRICTED TO A 400 ROOM HOTEL; 35,000 SQUARE FEET OF COMMERCIAL AND 1,045,000 SQUARE FEET OF OFFICE. THIS PLAT IS REQUIRED BY CHAPTER 5, ARTICLE IV, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COMMISSIONERS.

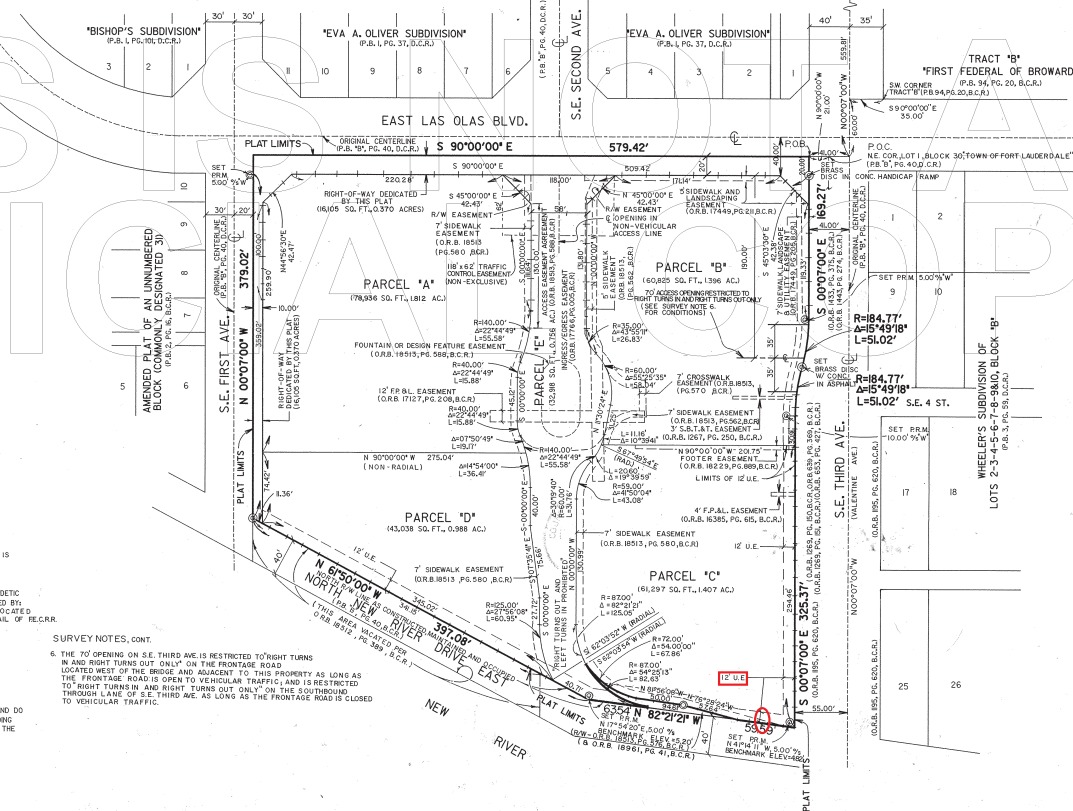
THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE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

**NOTICE**

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

SURVEY NOTES, CONT.

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



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

## **Establishment of Special Sign District for New River Center**

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

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

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



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