



**Page 1: PZB Rezone - 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	218008
Date of complete submittal	

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

Property Owner's Name	City of Fort Lauderdale
Property Owner's Signature	Lee Feldman, City Manager <i>Signature → [Signature]</i>
Address, City, State, Zip	100 N. Andrews Avenue, Fort Lauderdale, FL 33301
E-mail Address	Lfeldman@fortlauderdale.gov
Phone Number	954-828-5959
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	City of Fort Lauderdale, Parks and Recreation Department
Applicant / Agent's Signature	Phil Thornburg, Director <i>[Signature]</i>
Address, City, State, Zip	701 S. Andrews Avenue, Fort Lauderdale, FL 33315
E-mail Address	Pthornburg@fortlauderdale.gov
Phone Number	954-828-5349
Letter of Consent Submitted	Yes

Development / Project Name	Riverland Road Parcel
Development / Project Address	Existing: 2681 Riverland Road <span style="float:right">New:</span>
Legal Description	River Lands 19-12 B Lots 1 & 2 Block 1 & Together with South 20 of North 1/2 of Lots 11 & 12 of block 10 less East 250 thereof of Mary Brickells Amended Plat 1-72 D
Tax ID Folio Numbers (For all parcels in development)	504217020020
Request / Description of Project	Request for Rezoning from One-Family Detach Dwelling District (RS-3.52) to Parks, Recreation and Open Space (P)
Applicable ULDR Sections	ULDR, Sec. 47-24.4, Rezoning Criteria ULDR, Sec. 47-25.2, Adequacy Review
Total Estimated Cost of Project	\$1,000,000.00 <i>(including land costs)</i>

Future Land Use Designation	Residential Irregular 3.52
Proposed Land Use Designation	Residential Irregular 3.52
Current Zoning Designation	One-Family Detach Dwelling District (RS-3.52) – County Zoning
Proposed Zoning Designation	Parks, Recreation and Open Space (P)
Current Use of Property	Single family homes - vacant
Residential SF (and Type)	n/a
Number of Residential Units	n/a (2 existing structures)
Non-Residential SF (and Type)	n/a
Total Bldg. SF <i>(include structured parking)</i>	2 existing structures totaling 5,029 square feet
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	10,000 Square Feet / .22 Acre (min)	221,911 Square Feet / 5.09 Acres
Lot Density	3.52 Units/Acre (max)	None
Lot Width	60 Feet (min)	None
Building Height (Feet / Levels)	2 Stories	60 Feet
Structure Length	N/A	200 Feet
Floor Area Ratio	N/A	None
Lot Coverage	40%	None
Open Space	20%	N/A
Landscape Area	N/A	N/A
Parking Spaces	2 Spaces per Dwelling Unit	1% of Park Open Space Area

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

Setbacks/Yards*	Required	Proposed
Front [ E ]	25 Feet	25 Feet
Side [ N ]	7.5 Feet	25 Feet
Side [ S ]	15 Feet	25 Feet
Rear [ W ]	15 Feet	25 Feet



3. A general vicinity map consisting of an eight and one-half (8½) inch by eleven (11) inch street map at a scale of not less than one (1) inch equals five hundred (500) feet identifying the parcel proposed to be rezoned and, if business is proposed, the business property to which the exclusive use property is to be joined, and all lots located within a seven hundred (700) foot radius of the parcel to be rezoned. The map shall show existing zoning, all residential uses and the heights of all structures in the seven hundred (700) foot area.
4. An area map showing the parcel proposed for rezoning and all new, existing or proposed redevelopment. If the parcel to be rezoned exclusive use is to be used as a parking facility which will serve a particular use, the area map shall show all new, existing or proposed redevelopment on the site which the parking is intended to serve. If the parcel is to be used for a business use, the area map shall show the business property to which the property proposed for exclusive use will be joined.
5. A site plan for the proposed use which shows how the proposed use will meet the performance criteria provided herein including if applicable, elevations, surrounding commercial and residential areas, location and sizes of signs, location of landscaping and other buffers, and vehicular and pedestrian movement between the proposed parcel to be rezoned and the surrounding areas.
6. All studies required to be submitted as provided in this section

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.				
Name and Signature	Folio Number	Subdivision	Block	Lot
N/A				

Page 3: Required Documentation / Mail Notice Requirements

One (1) copy of the following documents:

- Completed application (all pages must be filled out where applicable)
- Mail notification documents
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable
- Property owners signature and/or agent letter signed by the property owner
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.
- 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"

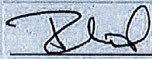
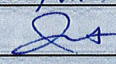
- Narrative** describing project request. Narratives must be on letterhead, dated, and with author indicated.
- Narrative** quoting all applicable sections of the ULDR, with point-by-point responses of how project complies with such criteria. Narratives must be on letterhead, dated, and with author indicated.
- 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.
- Provide separate sketch and legal description of portion of property to be rezoned (if different than entire site).**
- Most **current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave. *Note: for Change of Use applications, this is not required.*
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

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 the Planning & Zoning Department office.

<b>Applicant's Affidavit</b> I acknowledge that the Required Documentation and Technical Specifications of the application are met:		<b>Staff Intake Review</b> For Urban Design & Planning staff use only:	
Print Name	Phil Thornburg	Date	10/10/18
Signature		Received By	M.R.
Date	10/17/2018	Tech. Specs Reviewed By	
		Case No.	218008

MAIL NOTIFICATION

Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the City Clerk.

- **REQUIREMENT:** Mail notice of development proposal shall be provided to real property owners within 300 feet of applicant's property, as listed in the most recent ad valorem tax records of Broward County.
- **TAX MAP:** Applicant shall provide a tax map of all property within the required notification radius, with each property clearly shown and delineated. Each property within the notice area must be numbered (by Folio ID) on the map to cross-reference with property owners notice list.
- **PROPERTY OWNERS NOTICE LIST:** Applicant shall provide a property owners notice list with the names, property control numbers (Folio ID) and complete addresses for all property owners within the required notification radius. The list shall also include all homeowners associations, condominium associations, municipalities and counties, as indicated on the tax roll.
- **ENVELOPES:** The applicant shall provide business size (#10) envelopes with first class postage attached (stamps only, metered mail will not be accepted). Envelopes must be addressed to all property owners within the required notification radius, and mailing addresses must be typed or labeled; no handwritten addresses will be accepted. Indicate the following as the return address on all envelopes: City of Fort Lauderdale, Urban Design & Planning, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale, FL 33311.

October 17, 2018

**Re: City of Fort Lauderdale - Riverland Road Parcel  
Rezoning Request from One-Family Detach Dwelling District (RS-3.52) to Parks,  
Recreation and Open Space (P)**

The City of Fort Lauderdale is seeking to rezone 221,911 square feet (5.09 acres) parcel of land located at 2681 Riverland Road. The request is to rezone from One-Family Detach Dwelling District (RS-3.52) to Parks, Recreation and Open Space (P). The property was acquired by the City in 2017 for the purpose of creating a park on the property.

On May 20, 2015, the City of Fort Lauderdale Planning and Zoning Board denied Robert Black, the property owner of 2681 Riverland Road, and Palm Cove Estates' application to replat the property for 14 single family homes. After the hearing, Robert Black approached the City regarding the prospect of selling his property to the City for public purpose use.

On July 18, 2016, Commissioner Romney Rogers held a neighborhood stakeholder meeting at City Hall to discuss the prospect of the City buying the property with Cemetery Funds and converting the 2681 Riverland Road property into a cemetery. Those in attendance were opposed to the idea of the property being used as a cemetery. City staff decided, following the meeting, to then begin the process of potentially buying the property with General Fund money and converting it to a public park. Conceptual renderings for the park at 2681 Riverland Road are included as part of this agenda item as Exhibit 3.

On March 21, 2017, City Commission approved Resolution 17-53 amending the agreement between Broward County and the City related to annexation of the Riverland area. The resolution allowed the City to use \$698,905 for the purpose of acquiring land for the creation of a public park. The property was purchased for \$2,200,000.00 on October 31, 2017.

In accordance with the City's Unified Land Development Code, Section 47-24.4, Rezoning, an application to rezone shall address specific criteria contained in Section 47-24.4.D. Outlined below are responses to the criteria.

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

RESPONSE: The City's Comprehensive Plan is designed to address the needs and aspirations of the community while addressing the City's requirements for growth. Rezoning of this parcel will enable the City to meet the following goals and objectives of the City's comprehensive Plan. Goal 1: Provide levels of service for

Parks and Recreation Facilities sufficient to meet the existing and future needs of the City of Fort Lauderdale's population. Objective 1.1: The City will provide parkland and open space to meet a Level of Service Standard of 3 acres per one thousand residents. Policy 1.1.2 states that all city owned/designated park sites are to be zoned P for Parks, Recreation and Open Space and have a land use designation of Park-Open Space, where appropriate.

This item additionally advances the *Fast Forward Fort Lauderdale 2035 Vision Plan* and supports the City's *Press Play Fort Lauderdale Strategic Plan 2018* initiative specifically advancing: Goal 3: Be a community that finds opportunities and leverages partnerships to create unique, inviting, and connected gathering in places that highlight our beaches, waterways, urban areas, and parks as well as Objective 1: Improve access to and enjoyment of our beach, Riverwalk, waterways, parks and open spaces for everyone.

2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.


RESPONSE: Parks and open space serve public recreation needs, not only by providing space for outdoor recreational activities, but also by providing visual relief to the landscape. The character of development of the parcel with its landscaping and vegetation supports the proposed rezoning. If approved the use of this land, inclusive of the proposed park amenities, will be consistent with the City's pattern of development for Parks and Recreation uses.

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.

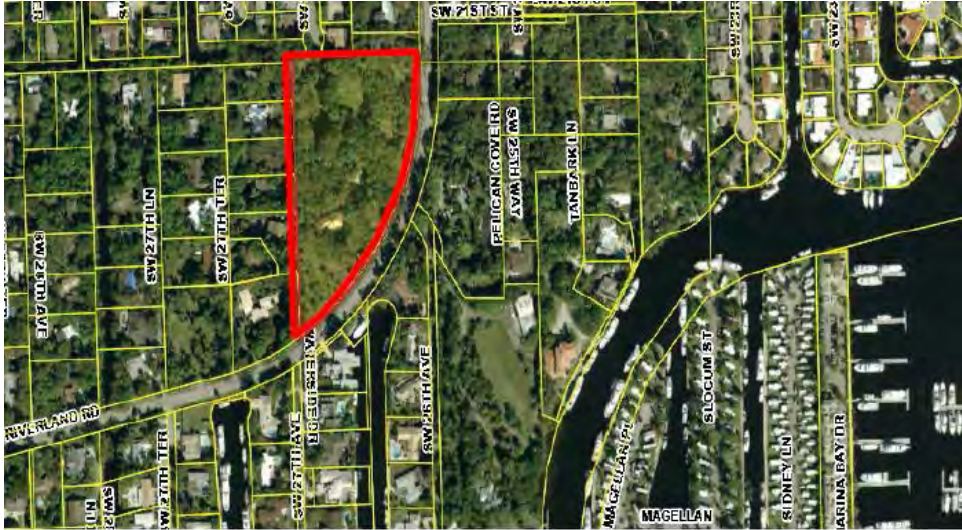
RESPONSE: The rezoning of the property to Park is compatible with the surrounding Residential uses within the area of the subject property. To mitigate any adverse impacts from the rezoning to Park, a landscaped buffer will be installed along the boundary of the site. The rezoning will naturally tie the residential properties located and around the Project. The character of the surrounding area, together with the enhancements as proposed, all support that the proposed re-zoning is compatible with surrounding districts and uses.

Thank you for your time and attention on this matter.

Sincerely,



Phil Thornburg, Director



Subject Plat in Red Outline



Prepared by :  
Patricia A. Nugent  
Attorney at Law  
Nugent & Ground LLC  
2455 E.Sunrise Blvd. Suite 807  
Fort Lauderdale, FL 33304  
954-537-1717  
File Number: 17-1474-PCL  
Will Call No.:

Parcel Identification No. 5042 17 02 0020

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture** made this 3rd day of November, 2017 between **Robert Black and Susan Terese Black, husband and wife** whose post office address is **P.O. Box 14544, Fort Lauderdale, FL 33302** of the County of **Broward, State of Florida**, grantor\*, and **City of Fort Lauderdale, a Florida Municipal Corporation** whose post office address is **100 N. Andrews Avenue, Fort Lauderdale, FL 33301** of the County of **Broward, State of Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

**Lot 1, and all of Lot 2, Block 1, "RIVER-LANDS", according to the Plat thereof, as recorded in Plat Book 19, Page 12, of the Public Records of Broward County, Florida.**

**TOGETHER WITH:**

**The South 20 feet of the North one-half (N 1/2) of Lots 11 and 12, Block 10, MARY BRICKELL'S AMENDED PLAT of Section 17, Township 50 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 1, Page 72, of the Public Records of Miami-Dade County, Florida, Less the East 250 feet. Said lands now situate, lying and being in Broward County, Florida.**

**Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, which are not reimposed by this Deed.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

*[Signature]*  
Witness Name: Patricia Nugent

*[Signature]*  
Witness Name: Carol Cordonez

*[Signature]*  
Witness Name: Patricia Nugent

*[Signature]*  
Witness Name: Carol Cordonez

*[Signature]* (Seal)  
Robert Black

*[Signature]*  
Susan Terese Black

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 31 day of October, 2017 by Robert Black and Susan Terese Black, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]

*[Signature]*  
Notary Public \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



# RIVER - LANDS

A SUBDIVISION  
IN SECTION 17, TWP.-50-S, RGE.-42-E.  
BROWARD COUNTY, FLORIDA.

WALTER A. McELFRESH,  
CIVIL ENGINEER.  
AUGUST, 1943. SCALE - 1" = 150'

DESCRIPTION  
Government Lot 2, Section 20, Township-50-South, Range-42-East; also Block 14, and the south-half of lots 11 and 12 of Block 10, of "AMENDED MAP of subdivision of Section 17, Township-50-South, Range-42-East" according to the plat thereof recorded in plat book D2, page 58 of the public records of Broward County, Florida, excepting therefrom a right-of-way sixty (60) feet in width for "WESTWOOD ROAD No. 4" as deeded to Broward County, Florida by right-of-way deed dated June 23, 1943, and recorded in deed book 422, page 476 of the public records of Broward County, Florida.

STATE OF FLORIDA } S.S.  
COUNTY OF BROWARD }  
KNOW ALL MEN BY THESE PRESENTS, that we the undersigned, ROBERT L. CLARK, and KATHRYN W. CLARK his wife, owners of all the lands shown and included on this plat have caused said lands to be subdivided and platted in the manner hereon shown; said subdivision to be known as "RIVER-LANDS".

IN WITNESS WHEREOF we hereunto set our hands and seals this 20 day of August, A.D. 1943.  
Signed sealed & delivered in the presents of:

*Charles W. ...*  
*W. M. Meekins*

*Robert L. Clark* (seal)  
*Kathryn W. Clark* (seal)

STATE OF FLORIDA } S.S.  
COUNTY OF BROWARD }  
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, ROBERT L. CLARK and KATHRYN W. CLARK, his wife, to me well known to be the persons described in and who executed the foregoing plat and instrument of dedication, and they acknowledged before me that they executed the same freely and voluntarily for the purposes herein expressed, AND I FURTHER CERTIFY that the said KATHRYN W. CLARK known to me to be the wife of said ROBERT L. CLARK, on a separate and private examination taken and made by and before me, separate and apart from her said husband, did acknowledge that she executed said plat and instrument of dedication freely, and voluntarily, and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS MY HAND AND OFFICIAL SEAL at Fort Lauderdale, Broward Co., Florida, this 20 day of August, A.D. 1943.

*W. M. Meekins*  
NOTARY PUBLIC  
My commission expires February 24, 1947

STATE OF FLORIDA } S.S.  
COUNTY OF BROWARD }  
I HEREBY CERTIFY that the plat hereon shown is a true and correct representation of the lands platted, and that PERMANENT REFERENCE MONUMENTS (P.R.M.) have been set as indicated hereon.

Dated at Fort Lauderdale, Florida this 21st day of August, A.D. 1943.

*Walter A. McElfresh* (seal)  
Registered Engr. No. 1630.  
Reg. Land Surveyor No. 69.  
State of Florida.

Approved and accepted for record by the County Engineer of Broward County, Florida this 30 day of August, A.D. 1943.

*W. B. Davis*  
Reg. Engr. No. 48, State of Florida.

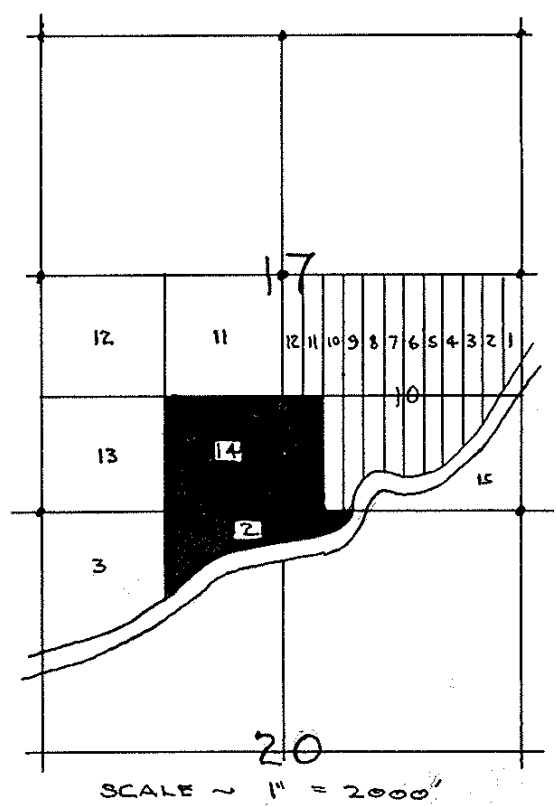
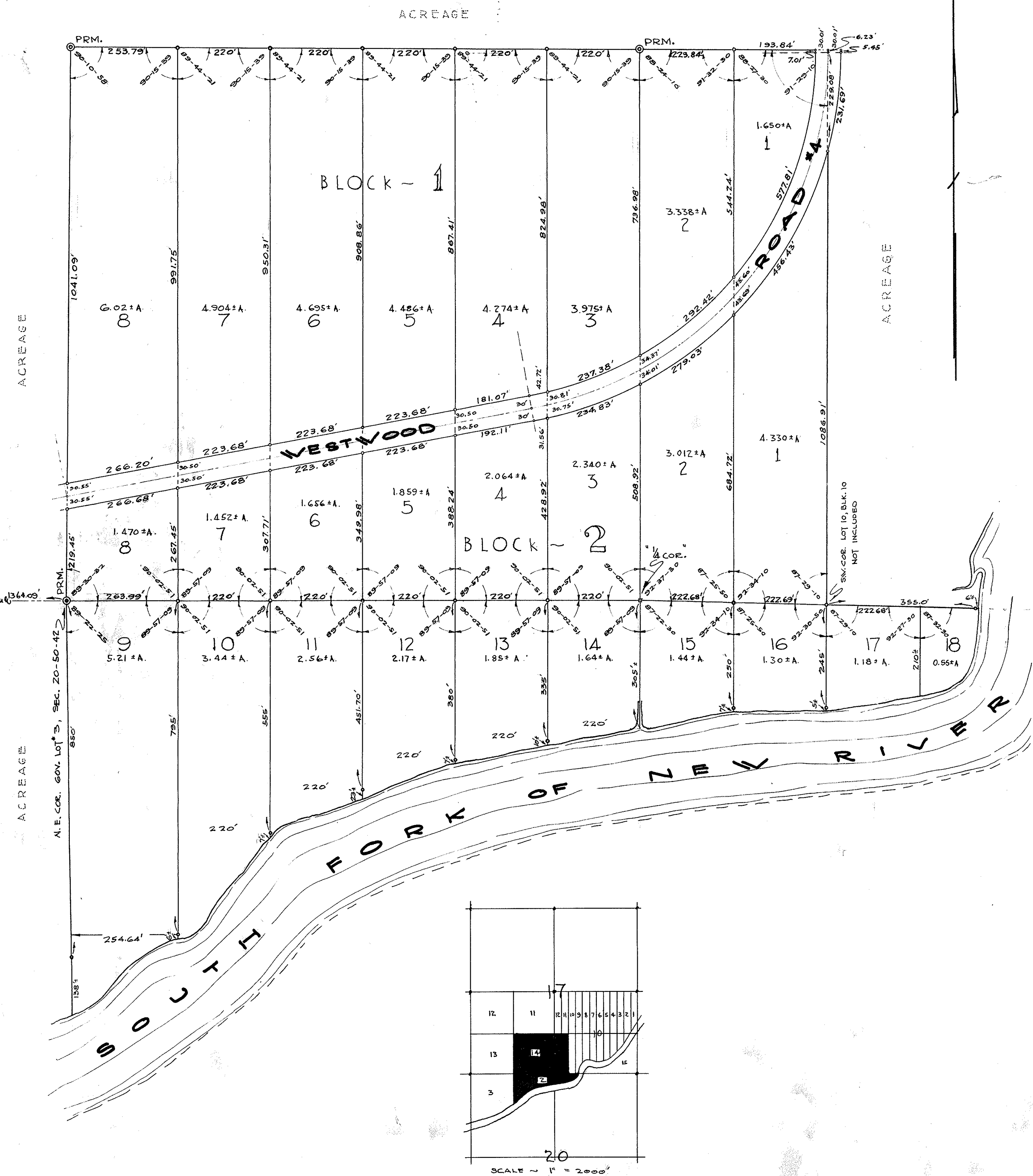
STATE OF FLORIDA } S.S.  
COUNTY OF BROWARD }  
I, E. E. Bennett, Clerk of the Circuit Court of said County, and Ex-officio Clerk of the Board of County Commissioners of said County, do hereby CERTIFY that this plat of "RIVER-LANDS" was approved and accepted for record by the said Board of County Commissioners in and by resolution adopted by the said Board on the 21st day of August, A.D. 1943.

Also that this plat complies with the provision "AN ACT to regulate the making of surveys and filing for record of MAPS and PLATS in the State of Florida", approved by the Governor, June 11, 1925.  
IN WITNESS WHEREOF I have hereunto set my hand and affixed the seal of said Court at Fort Lauderdale, Florida on this 21 day of August, A.D. 1943.

*E. E. Bennett*  
As Clerk as aforesaid.

STATE OF FLORIDA } S.S.  
COUNTY OF BROWARD }  
THIS INSTRUMENT filed for record this 20th day of August, A.D. 1943, and recorded in Book 19 of Plats on page 12. RECORDED VERIFIED.

*E. E. Bennett*  
E. E. BENNETT,  
Clerk of the Circuit Court  
Broward County, Florida.  
By *W. M. Meekins* PC.





<b>Site Address</b>	2681 RIVERLAND ROAD, FORT LAUDERDALE FL 33312-4457	<b>ID #</b>	5042 17 02 0020
<b>Property Owner</b>	CITY OF FORT LAUDERDALE	<b>Millage</b>	0312
<b>Mailing Address</b>	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	<b>Use</b>	01
<b>Abbr Legal Description</b>	RIVER LANDS 19-12 B LOTS 1 & 2 BLK 1 & TOGETHER WITH S 20 OF N1/2 OF LOTS 11 & 12 OF BLK 10 LESS E 250 THEREOF OF MARY BRICKELLS AMENDED PLAT 1-72 D		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.,** and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8).**

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$1,108,880	\$924,330	\$2,033,210	\$2,033,210	
2017	\$1,108,880	\$770,180	\$1,879,060	\$1,404,650	\$21,291.33
2016	\$1,108,880	\$826,350	\$1,935,230	\$1,375,760	\$25,943.97

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$2,033,210	\$2,033,210	\$2,033,210	\$2,033,210
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$2,033,210	\$2,033,210	\$2,033,210	\$2,033,210
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b> 14	\$2,033,210	\$2,033,210	\$2,033,210	\$2,033,210
<b>Taxable</b>	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/31/2017	WD-D	\$2,200,000	114704282	\$5.00	221,775	SF
12/26/2013	WD-D	\$320,000	112009129			
7/19/2006	DRR		42426 / 1102			
5/11/2006	WD	\$1,400,000	42324 / 1590			
4/20/1995	QCD	\$100	23888 / 532			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b> 3722		
				<b>Units/Beds/Baths</b> 2/2/2		
				<b>Eff./Act. Year Built: 1952/1952</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
2								



Yard



Yard



Yard



Yard



Street View



Street View

**SUBJECT PHOTOS**



Subject Entrance



Subject Front



Subject Front



Subject Front

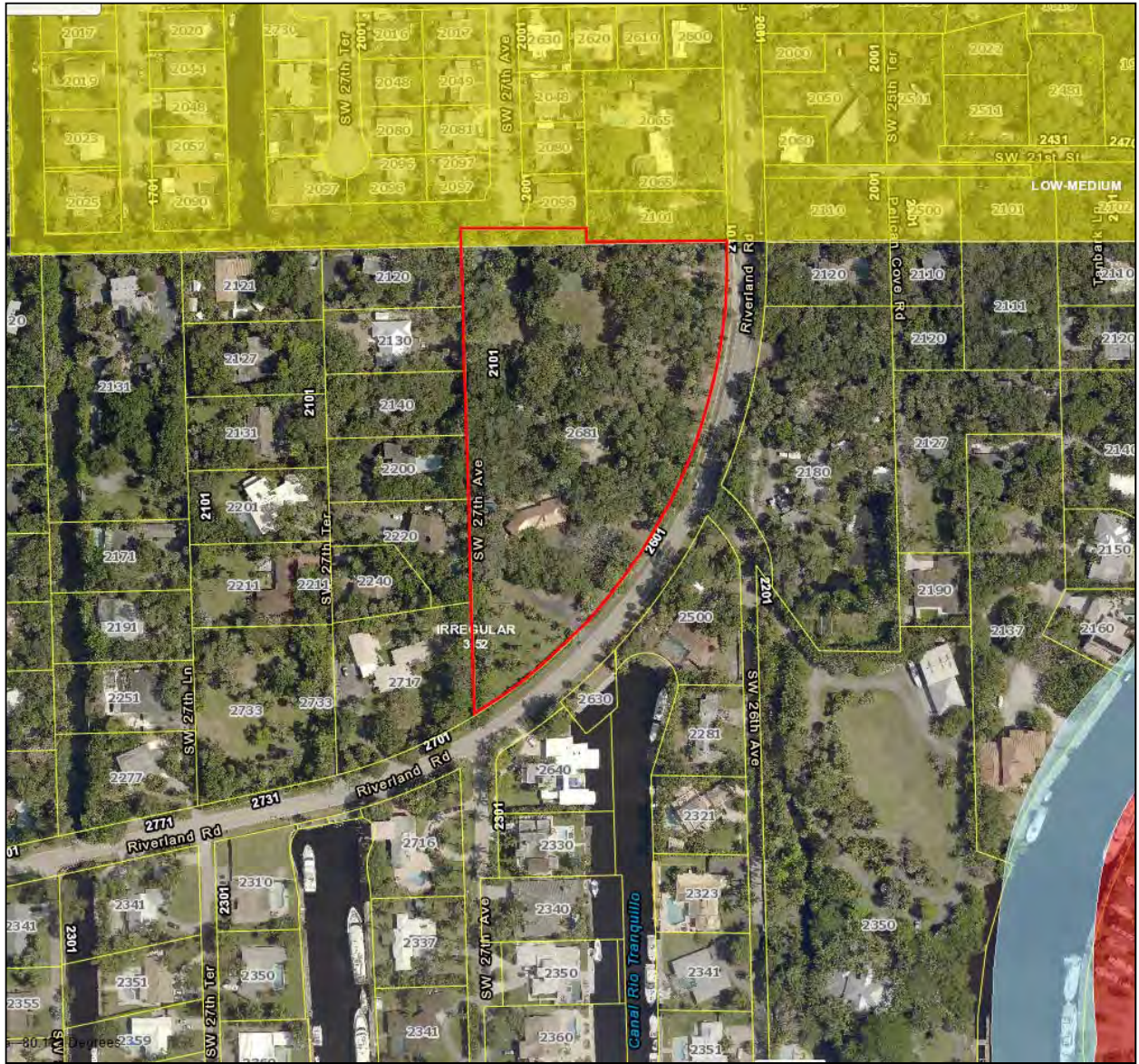


Subject Rear



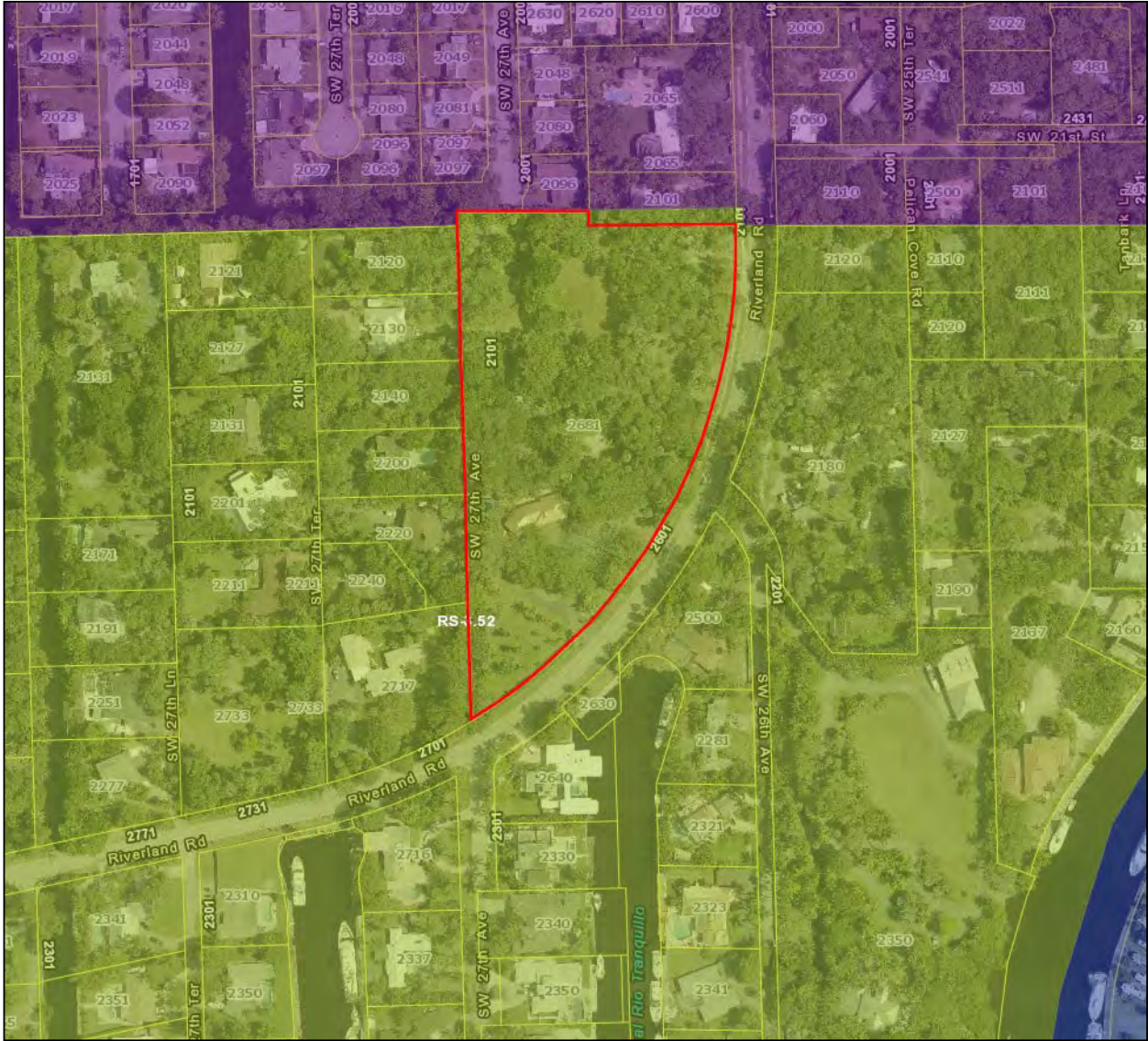
Subject Rear

# City of Fort Lauderdale Riverland Road Parcel



Future Land Use

# City of Fort Lauderdale Riverland Road Parcel



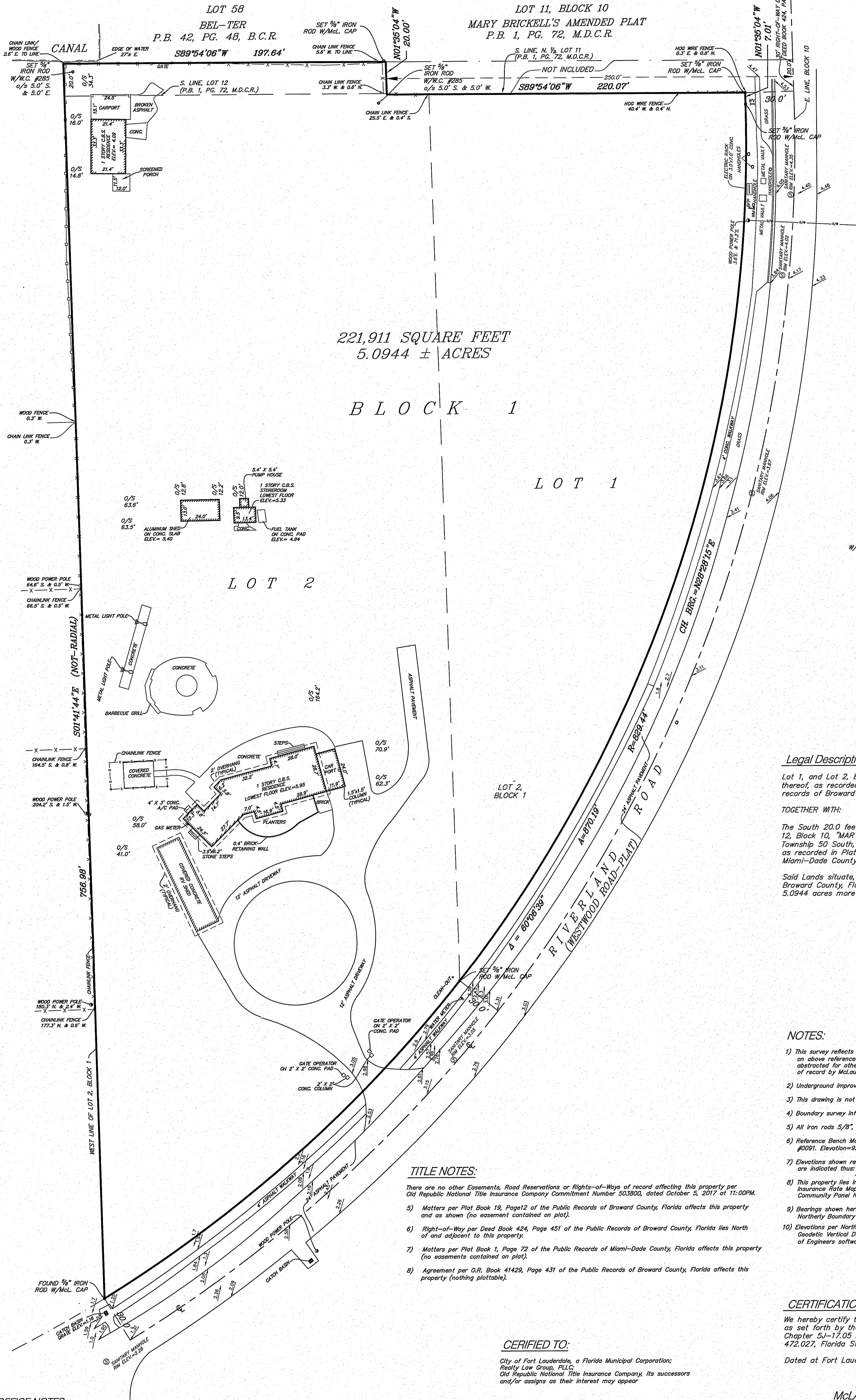
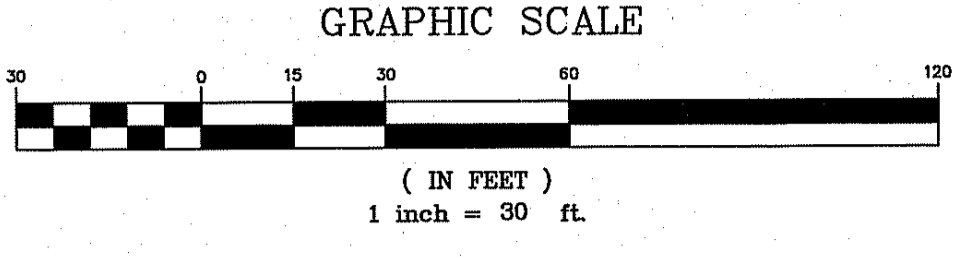
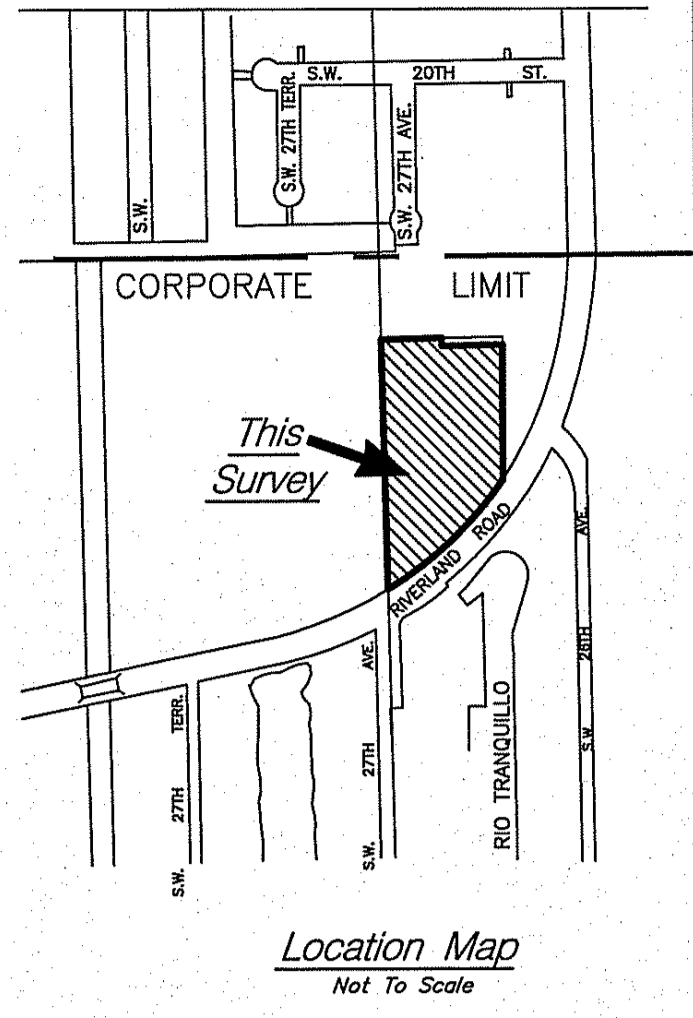
Zoning



prepared by  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
 1700 N.W. 64th STREET, SUITE 400 FORT LAUDERDALE, FLORIDA  
 PHONE: (954) 763-7611  
 FAX: (954) 763-7615

# RECORD LAND SURVEY

## LOT 1 & LOT 2, BLOCK 1, RIVER LANDS PLAT BOOK 19, PAGE 12, B.C.R. & PORTION OF LOTS 11 & 12, MARY BRICKELL'S AMENDED PLAT, PLAT BOOK 1, PAGE 72, M.D.C.R.



- ### LEGEND
- Δ = CENTRAL ANGLE (DELTA)
  - R = RADIUS
  - A OR L = ARC LENGTH
  - CH.BRG. = CHORD BEARING
  - TAN.BRG. = TANGENT BEARING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.B. = POINT OF BEGINNING
  - W/MCL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - CONC. = CONCRETE
  - C.B.S. = CONCRETE, BLOCK AND STUCCO
  - I.C.V. = IRRIGATION CONTROL VALVE
  - W.M. = WATER METER
  - B.F.P. = BACK FLOW PREVENTOR
  - ELEV. = ELEVATION
  - O/S = OFFSET
  - A/C = AIR CONDITIONING
  - ⊕ = CENTERLINE OF RIGHT-OF-WAY
  - F.P.L. = FLORIDA POWER AND LIGHT CO.
  - S.B.T. = SOUTHERN BELL TELEPHONE
  - B.C.R. = BROWARD COUNTY RECORDS
  - D.C.R. = DADE COUNTY RECORDS
  - P.B.R. = PALM BEACH COUNTY RECORDS
  - O.R. = OFFICIAL RECORDS BOOK
  - P.S. = PAGE
  - R/W = RIGHT-OF-WAY
  - C.O. = CLEAN OUT
  - C.L.F. = CHAIN LINK FENCE
  - P.C.D. = POLLUTION CONTROL DEVICE
  - ☎ = PALM TREE

**Legal Description**

Lot 1, and Lot 2, Block 1, "RIVER-LANDS", according to the plat thereof, as recorded in Plat Book 19, page 12, of the Public Records of Broward County, Florida.

**TOGETHER WITH:**

The South 20.0 feet of the North one-half (N 1/2) of Lots 11 and 12, Block 10, "MARY BRICKELL'S AMENDED PLAT" of Section 17, Township 50 South, Range 42 East, according to the Plat thereof as recorded in Plat Book 1, page 72, of the Public Records of Miami-Dade County, Florida, Less the East 250 feet.

Said Lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida, and containing 221,911 square feet or 5.0944 acres more or less.

- ### NOTES:
- 1) This survey 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) Underground improvements if any not located.
  - 3) This drawing is not valid unless sealed with an embossed surveyors seal.
  - 4) Boundary survey information does not infer Title or Ownership.
  - 5) All iron rods 5/8", unless otherwise noted.
  - 6) Reference Bench Mark: Broward County Engineering Department Benchmark #0091. Elevation=5.200(NVD 29) converted to 7.50(NVD 89).
  - 7) Elevations shown refer to National Geodetic Vertical Datum (1988), and are indicated thus:  $\text{---}^{\text{N}}$
  - 8) This property lies in Flood Zone "AE". Elev.=8.0 Per Flood Insurance Rate Map No. 12011C0218 F. Dated: August 18, 1992. Community Panel No. 125103 Index Map. Dated: October 2, 1992.
  - 9) Bearings shown hereon refer to record plat (89/11) and assume the Northern Boundary of said Plat as N39°30'45"W.
  - 10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

### TITLE NOTES:

There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per Old Republic National Title Insurance Company Commitment Number 503300, dated October 5, 2017 at 11:00PM.

- 5) Matters per Plat Book 19, Page 12 of the Public Records of Broward County, Florida affects this property and as shown (no easement contained on plat).
- 6) Right-of-Way per Deed Book 424, Page 451 of the Public Records of Broward County, Florida lies North of and adjacent to this property.
- 7) Matters per Plat Book 1, Page 72 of the Public Records of Miami-Dade County, Florida affects this property (no easements contained on plat).
- 8) Agreement per O.R. Book 41429, Page 431 of the Public Records of Broward County, Florida affects this property (nothing plottable).

### CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 3rd day of October, 2017.

**CERTIFIED TO:**  
 City of Fort Lauderdale, a Florida Municipal Corporation;  
 Realty Law Group, PLLC;  
 Old Republic National Title Insurance Company; its successors  
 and/or assigns as their interest may appear

**McLAUGHLIN ENGINEERING COMPANY**  
  
 JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 52693  
 State of Florida.

**OFFICE NOTES**  
 FIELD BOOK NO. TDS, Print, LB# 280/27, TDS, Print  
 JOB ORDER NO. U-3576, V-2687  
 CHECKED BY: RDR, RT  
 DRAWN BY: RDR, RT

FILE NO.: **91-3-88(17)**