DEVELOPMENT REVIEW COMMITTEE (DRC)
Right-of-way / Easement Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Other Property & Right-of-Way related items for discussion

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre-City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

Other Property & Right-of-Way related items for discussion: the application and submittal requirements are attached on the last page of this application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, license, encroachment, water and sanitary sewer agreements, shall be preceded by the execution and filing of the following application form and the payment with said application fee of $100.00, (Ordinance No. C-84-65), which shall be nonrefundable. This application must be presented and the fee paid before agreement is prepared or considered. If publication is necessary, applicant agrees to pay the cost of such publication

☐ Easement Vacation $ 680.00
☐ Right-of-Way Vacation $ 780.00
☐ Agreements with the City * $ 100.00
☐ Other Property & Right-of-Way related items for discussion $ 100.00

* Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, revocable license, encroachment, water and sanitary sewer agreements)
**Applicant Information Sheet**

**Property Owner's Name:** Bridge Riverbend, LLC  
**Property Owner's Signature:** [Signature]  
**Address, City, State, Zip:** 1000 W. Irving Park Road, Suite 150, Itasca, IL 60143  
**E-mail Address:** santamaria@bridgevec.com  
**Phone Number:** (305) 747-7031  
**Proof of Ownership:** [ ] Warranty Deed or [x] Tax Record  

**Applicant/Agent's Name:** Damon T. Ricks  
**Applicant/Agent's Signature:** [Signature]  
**Address, City, State, Zip:** 241 Commercial Blvd., Lauderdale-By-The-Sea, FL 33308  
**E-mail Address:** dricks@flynnengineering.com  
**Phone Number:** (954) 422-1004  
**Letter of Consent Submitted:** see attached  

**Development/Project Name:** Bridge Riverbend - 15' Utility Easement vacation  
**Development/Project Address:** 2201 W Broward Blvd  
**Legal Description:** PARCEL "A", RIVERBEND CORPORATE PARK  
**Tax ID Folio Numbers:** 504205500010  
**Request/Description of Project:** Vacation of an existing utility easement  
**Applicable ULDR Sections:** 47-24.7, 47-25.2  
**Total Estimated Cost of Project:** $ [including land costs]  

**Current Land Use Designation:** RAC-NW & Commercial  
**Current Zoning Designation:** B-1 & COUNTY B-3  
**Current Use of Property:** VACANT

**Additional property owners who wish to be included in the request, if applicable. Use additional sheet if necessary:**

<table>
<thead>
<tr>
<th>Name and Signature</th>
<th>Folio Number</th>
<th>Subdivision</th>
<th>Block</th>
<th>Lot</th>
</tr>
</thead>
</table>

**NOTE:** Applicant must indicate if/how the following provisions are met:

1. All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relavation plan, and
2. The owner of the utility facilities must consent to the vacation; or
3. A utilities easement must be retained over the area or portion thereof, or
4. An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
5. Any combination of same and utilities maintenance are not disrupted.

6. Applicants shall satisfactorily support vacation requests by addressing each point listed in Sections 47-24.6 and 47-24.7 of the city's Unified Land Development Regulations (ULDR) as applicable.

**TECO, Peoples Gas**  
5101 NW 21st Avenue, Fort Lauderdale, FL 33309  
(954) 453-2617, (954) 453-0804 fax

**BellSouth**  
8601 W. Sunrise Blvd., 2nd Floor, Plantation, FL 33322  
(954) 476-2909

**Florida Power and Light**  
Service Planning, 3020 N.W. 19 St, Fort Lauderdale, FL 33311  
(954) 717-2057, (954) 717-2118 fax

**Comcast,** Inc.  
2501 SW 145 Ave, Suite 200, Miramar, FL 33027  
(954) 534-7417, (954) 534-7083 fax

Updated: 2/25/2013
Page 2: Required Documentation

INSTRUCTIONS: An application for a vacation of an easement, a right-of-way or other public place shall be reviewed in accordance with all applicable provisions of ULDR Sec. 47-24.6 Vacation of Rights-of-Way and/or Sec. 47-24.7 Vacation of Easement.

One (1) copy of the following documents:
- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable. Proof of ownership by Title Co. or written attorney's opinion within the last 30 days.
- Property owners signature and/or agent letter signed by the property owner.
- Traffic study for projects that meet the trip threshold (see Sec. 47-24 or contact DRC Engineering Rep.)
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

The following number of Plans:
- One (1) original set, signed and sealed at 24" x 36"
- Six (6) copies sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:
- Narrative describing project specifics, to include: architectural style and important design elements, utilities affected and the plan to address them, trash disposal system, security/gating system, hours of operation, etc.
- Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet including project name and table of contents.
- 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.
- Current survey(s) of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal. A current certified boundary survey (within last 6 months) is required for "agreements with City of Fort Lauderdale applications".
- Most current recorded plat including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Sketch and legal description of easement or ROW proposed to be vacated (must be prepared by Engineer or Surveyor).

NOTES:
- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;

<table>
<thead>
<tr>
<th>Applicant's Affidavit</th>
<th>Staff Intake Review</th>
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<tbody>
<tr>
<td>I acknowledge that the Required Documentation and Technical Specifications of the application are met:</td>
<td>For Urban Design &amp; Planning Division use only:</td>
</tr>
<tr>
<td>Print Name: Daren Piety</td>
<td>Date</td>
</tr>
<tr>
<td>Signature: Daren Piety</td>
<td>Received By</td>
</tr>
<tr>
<td>Date: 1/11/18</td>
<td>Tech. Specs</td>
</tr>
<tr>
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<td>Reviewed By</td>
</tr>
<tr>
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<td>Case No.</td>
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<tr>
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<td>--------------------------------------------</td>
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<tr>
<td>Site Address</td>
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<tr>
<td>Property Owner</td>
<td>BRIDGE RIVERBEND LLC</td>
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<tr>
<td>Mailing Address</td>
<td>1000 W IRVING PARK RD STE 150 ITASCA IL 60143</td>
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<td>ID #</td>
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<td>RIVERBEND CORPORATE PARK 175-95 B PORTION OF PARCEL A DESC AS: BEG AT NW COR PAR A, E ON N/L 1050, N 238 M/L TO S MHWL OF N FORK OF NEW RIVER, MEANDER SLY ALG MHWL 277 M/L TO NLY E/L OF PAR A, S 225 M/L, W 160.30, S 405, W 820.82 TO WL PAR A, N 220, NWLY 485.89 TO POB</td>
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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).

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<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
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2018 Exemptions and Taxable Values by Taxing Authority

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<td>Assessed/SOH</td>
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<tr>
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<td>Add. Homestead</td>
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Sales History

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Land Calculations

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Adj. Bldg. S.F.

Special Assessments

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<tr>
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<th>Garb</th>
<th>Light</th>
<th>Drain</th>
<th>Impr</th>
<th>Safe</th>
<th>Storm</th>
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</tbody>
</table>
Site Address: 2201 W BROWARD BOULEVARD, FORT LAUDERDALE FL 33311
ID #: 5042 05 50 0014
Mailing Address: 11780 US HIGHWAY ONE STE 305 NORTH PALM BEACH FL 33408

Abbr Legal Description: RIVERBEND CORPORATE PARK 175-95B PORTION PARCEL A DESC AS BEG AT WLY SE COR OF PAR A,W 134.16,NW 59.98,W 254.62,NWLY 27.53,N 81.65,NW 47.18,N 133.75,(REF PT) NELY 23.27,NE 28.28,E 27.67,ELY 118.07,NE 39.63,E 71.33,E 217.01,E 71.11,S 302.53,SW 56.94 TO POB,LESS POR DESC AS COMM AT SAID REF PT,SE 42.31 TO POB,E 105.84,S 215.65,W 105.42 N 208.15 TO POB

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### Property Assessment Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
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<th>Tax</th>
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<tbody>
<tr>
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<td>$257,280</td>
<td>$1,291,830</td>
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<tr>
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### 2018 Exemptions and Taxable Values by Taxing Authority

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<tr>
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<tr>
<td>Add. Homestead</td>
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### Sales History

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### Special Assessments

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<th>Drain</th>
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<thead>
<tr>
<th>Site Address</th>
<th>2307 W BROWARD BOULEVARD, FORT LAUDERDALE FL 33311</th>
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<tbody>
<tr>
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<tr>
<td>Mailing Address</td>
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<td>Millage</td>
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<tr>
<td>Use</td>
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<tr>
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</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Property Assessment Values</th>
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<tbody>
<tr>
<td>Year</td>
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<tr>
<td>2018</td>
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<td>2017</td>
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<td>2016</td>
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<table>
<thead>
<tr>
<th>2018 Exemptions and Taxable Values by Taxing Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
</tr>
<tr>
<td>Just Value</td>
</tr>
<tr>
<td>Portability</td>
</tr>
<tr>
<td>Assessed/SOH</td>
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<tr>
<td>Homestead</td>
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<td>Add. Homestead</td>
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<td>Senior</td>
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<td>Taxable</td>
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<table>
<thead>
<tr>
<th>Sales History</th>
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</thead>
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<th>Land Calculations</th>
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<td>------</td>
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<th>Special Assessments</th>
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<td>Abbr Legal Description</td>
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</table>

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<th>Assessed / SOH Value</th>
<th>Tax</th>
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#### 2018 Exemptions and Taxable Values by Taxing Authority

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May 22, 2018

BRIDGE RIVERBEND, LLC
1000 W IRVING PARK RD
Suite 150
Itasca, IL 60143

To Whom it May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the property located 2201 W Broward Boulevard, Fort Lauderdale, FL 33311 also identified by Property tax ID number(s) listed

Property ID # 504205500013

Sincerely,

[Signature]

Name: [signature]
BRIDGE RIVERBEND, LLC

STATE OF [signature]
COUNTY OF [signature]

The foregoing instrument was acknowledged before me this 22nd day of MAY, 2018 by KEVIN CARROLL, as Owner of the property. He is personally known to me and who did not take an oath.

[Signature]
Notary Public

My Commission Expires:

[Stamp]
6/5/2018

RIVERBEND BROWARD LP
300 SW 1st AVE
Suite 106
FORT LAUDERDALE, FL 33301

To Whom it May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the property located 2201 W Broward Boulevard & 2307 W Broward Boulevard, Fort Lauderdale, Fl. 33311 also identified by Property tax ID number(s) listed

Property ID  # 504205500010

Consent provided as related to Administrative DRC amendment application for DRC case R16060 only Any subsequent applications shall require a subsequent consent letter.

Sincerely,

[Signature]

Name: Dev Motwani
RIVERBEND BROWARD LP

STATE OF FLORIDA  )
COUNTY OF    )SS

The foregoing instrument was acknowledged before me this 6th day of June, 2018 by
[Signature]
Dev Motwani, as Owner of the property. He is personally known to me and who
did not take an oath.

ERINLEA ESLINGER
MY COMMISSION # FF 966976
EXPIRES: March 25, 2020
Bonded thru Notary Public Underwriters

Notary Public

My Commission Expires: 
May 23, 2018

RMC RIVERBEND LLC
AW RIVERBEND LLC
11780 US HIGHWAY ONE
Suite 305
NORTH PALM BEACH, FL 33408

To Whom It May Concern:

Please accept this letter as authorization for Flynn Engineering Services, P.A. to serve as agent for the Development Review Committee (DRC), Planning & Zoning Board and any other governmental approvals related thereto for the property located 2201 W Broward Boulevard & 2307 W Broward Boulevard, Fort Lauderdale, FL 33311 also identified by Property tax ID number(s) listed

Property ID   # 504205500014, 504205500011

Sincerely,

Amy Ferguson, Director, Asset Management
RMC RIVERBEND LLC
AW RIVERBEND LLC

STATE OF FLORIDA )
COUNTY OF ) SS
Palm Beach )

The foregoing instrument was acknowledged before me this 24th day of May, 2018, by
Amy Ferguson, as Owner of the property. He is personally known to me and who did not take an oath.

My Commission Expires:

Laurine Shannon
State of Florida-Notary Public
Commission # GG 108084
My Commission Expires
May 15, 2021
ADDRESS VERIFICATION
Contact: George Sutcavage Tel. 954-828-5233
E-mail: gsutcavage@fortlauderdale.gov

Project Address: 2201 W BROWARD BLVD 33312

PREVIOUS ADDRESS: 2201 W BROWARD BLVD

NOTES: EXISTING PARKING LOT

Zoning: B-3

FOLIO # 504205500014

Legal Description: RIVERBEND CORPORATE PARK 175-96B
PORTION PARCEL A DESC AS BEG AT WLY SE COR OF PAR A, W 134.16, MW 50.98, W 254.82,
NWLY 27.53, N 81.65, NW 47.18, N 133.75, (REF PT) NELY 23.27, NE 28.28, ELY 118.07, NE 39.63,
ELY 71.33, E 217.01, ELY 11.11, S 302.53, SW 56.94 TO POB, LESS POR DESC AS COMM AT
SAID REF PT, SE 42.31 TO POB, ELY 105.84, S 215.65, W 105.42 N 208.15 TO POB

DRC#

Authorized Signature: [Signature]

DATE: MAY 18, 2018
ADDRESS VERIFICATION
Contact: George Sutcavage Tel. 954-828-5233
E-mail: gsutcavage@fortlauderdale.gov

Project Address: 2401 W BROWARD BLVD 33312

PREVIOUS ADDRESS: 2401 W BROWARD BLVD (VACANT)

NOTES: NEW RETAIL AND SELF-STORAGE

Zoning: B-3

FOLIO # 504205500010

Legal Description: RIVERBEND CORPORATE PARK 175-95B
PAR A LESS POR DESC AS COMM AT NW COR PAR A, E 662.45, S 623.74 TO POB, NELY 105.84,
E 215.65, W 105.42, N 208.15 TO POB, & LESS BEG AT NW COR PAR A, E 1050, N 238 ML TO
S MHWL, MEANDER SLY 277 ML, S 225 ML, W 370.30, S 405, W 820.82, N 220, NWLY 485.89 TO POB
& LESS PORTIONS DESC IN INSTR # 114603052 & # 114603053

DRC# _____

Authorized Signature: ___________________________

DATE: MAY 18, 2018
ADDRESS VERIFICATION
Contact: George Sutcavage Tel. 954-828-5233
E-mail: gsutcavage@fortlauderdale.gov

Project Address: 201 NW 22 AVE 33311

PREVIOUS ADDRESS: VACANT OVER 16 YEARS

NOTES: NEW WAREHOUSE DISTRIBUTION CENTER

Zoning: B-3

FOLIO # 504205500013

Legal Description: RIVERBEND CORPORATE PARK 175-95 B
PORTION OF PARCEL A DESC AS: BEG AT NW COR PAR A, E ON N/L 1050, N 238 M/L TO
S MHWL OF N FORK OF NEW RIVER, MEANDER SLY ALG MHWL 277 M/L TO NLY E/L OF PAR A,
S 225 M/L, W 160.30, S 406, W 820.82 TO W/L PAR A, N 220, NWLY 485.89 TO POB

DRC#

Authorized Signature: George Sutcavage

DATE: MAY 18, 2018
June 6th, 2018

DRC Easement Vacation Narrative
Utility Easement
Bridge Riverbend
201 NW 22nd Avenue, Fort Lauderdale FL

The applicant would like to request the vacation of an existing utility easement. This easement was recorded in Broward County Public Records under O.R.B 2954 Page 655.

Sec. 47-24.7 Criteria.

An application of an easement shall be reviewed in accordance with the following criteria:

a) The easement is no longer needed for public purposes:
   RESPONSE: The easement is no longer needed for public purposes. There are no known utilities in the easement.

b) All utilities located within the easement have been or will be relocated pursuant to a relocation plan; and the owner of the utility facilities has consented to the vacation; or a portion of the easement area is maintained; or an easement in a different location has been provided by the utility facilities by the owner to the satisfaction of the city; or any combination of same.
   RESPONSE: All required letters of no objection from the City & franchise utility companies will be provided.

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.

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: The proposed easement vacation does not interfere with the City’s communication network.

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 (2½) inches of runoff from the impervious surface whichever is greater.

RESPONSE: The easement is located on private property which is being redeveloped. The project complies with current stormwater requirements.

**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(l), Chapter 5, Article IX of the Broward County Code of Ordinances.
   c. Broward County Ordinance No. 84-60.

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

   RESPONSE: The project site is currently being developed. The proposed easement vacation does not impact environmentally sensitive lands.

**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: All fire protection services will be provided as required by current regulations.

**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.

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: The commercial project will not require a park impact fee.

**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: The developer has taken the necessary steps to design with CPTED in mind.
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.

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: No facilities are impacted by this request to vacate.**

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: No impact to sanitary sewer is proposed with this request.

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: No impact to schools is proposed with this request.

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.
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: There will be no impact to solid waste.

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: There will be no impact to stormwater as part of the easement vacation.

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.

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:** The proposed easement vacation will provide no adverse impact to the regional transportation network.

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:** The proposed easement vacation will provide no impact to local street.

   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 (½) 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 (½) 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 the 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: There is no proposed impact to traffic.

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: N/A

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: The proposed easement vacation provides no impact to any pedestrian facilities.

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: The easement is not located on an arterial street.

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: N/A for easement vacation application.

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: N/A

N. Wastewater.

1. 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: N/A to easement vacation request.
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: N/A for easement vacation.

P. Historic and archaeological resources.
1. 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: The site has not been identified as having archaeological or historical significance.

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: Not applicable. The easement is located west (inland) of the Intracoastal Waterway.

Respectfully,

[Signature]

Flynn Engineering Services, P.A.
June 6, 2018

Lucas Cornish  
FLORIDA POWER & LIGHT  
3020 N.W. 19th Street  
Fort Lauderdale, FL 33311  
954-717-2062 / lucas.cornish@fpl.com

Re: Utility Easement Vacation  
City of Fort Lauderdale  
Bridge Riverbend  
Utility Easement Vacation / 201 NW 22nd Avenue  
FES #16-1303.00

Dear Mr. Cornish,

We are requesting acknowledgement for a LETTER OF NO OBJECTION for the vacation of the southern portion of the existing utility easement. This easement was recorded under O.R.B 2954 PAGE 655.

Attached, you will find an easement exhibit with the highlighted easement we are requesting to vacate, as well as an aerial view of the existing property. The applicant currently owns the property, and an application is being submitted to the City of Fort Lauderdale for the request to vacate the existing utility easement.

We respectfully request a letter of NO OBJECTION for the vacation of the existing utility easement. As required by the City of Fort Lauderdale for the vacation process. As is customary, the owner will assume any costs associated with the relocation of utilities, if required.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Marc Isaac  
marc@flynnengineering.com  
Flynn Engineering Services, P.A.
June 6, 2018

Chris Taylor  
COMCAST/South Florida Utility Coordinator  
5610 Rodman Street  
Hollywood, FL 33023  
(954)239.8386 / ChristopherT@cwsfl.com

Re: Utility Easement Vacation  
City of Fort Lauderdale  
Bridge Riverbend  
Utility Easement Vacation / 201 NW 22nd Ave  
FES #16-1303.00

Dear Mr. Taylor,

We are requesting acknowledgement for a LETTER OF NO OBJECTION for the vacation of the southern portion of the existing utility easement. This easement was recorded under O.R.B 2954 PAGE 655.

Attached, you will find an easement exhibit with the highlighted easement we are requesting to vacate, as well as an aerial view of the existing property. The applicant currently owns the property, and an application is being submitted to the City of Fort Lauderdale for the request to vacate the existing utility easement.

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If you have any questions, please do not hesitate to contact our office.

Sincerely,

Marc Isaac  
marc@flynnengineering.com  
Flynn Engineering Services, P.A.
June 6, 2018

Dyke Tittle  
AT&T Technology Operations  
8601 W. Sunrise Blvd.  
Plantation, FL 33322  
dt5431@att.com

Re: Utility Easement Vacation  
City of Fort Lauderdale  
Bridge Riverbend  
Utility Easement Vacation / 201 NW 22nd Avenue  
FES #16-1303.00

Dear Mr. Tittle,

We are requesting acknowledgement for a LETTER OF NO OBJECTION for the vacation of the southern portion of the existing utility easement. This easement was recorded under O.R.B 2954 PAGE 655.

Attached, you will find an easement exhibit with the highlighted easement we are requesting to vacate, as well as an aerial view of the existing property. The applicant currently owns the property, and an application is being submitted to the City of Fort Lauderdale for the request to vacate the existing utility easement.

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If you have any questions, please do not hesitate to contact our office.

Sincerely,

Marc Isaac  
marc@flynnengineering.com  
Flynn Engineering Services, P.A.
June 6, 2018

Rick Johnson  
City of Fort Lauderdale  
949 NW 38th Street  
Fort Lauderdale, FL 33309  
(954)828.7809 / RJohnson@fortlauderdale.gov

Re: Utility Easement Vacation  
City of Fort Lauderdale  
Bridge Riverbend  
Utility Easement Vacation / 201 NW 22nd Avenue  
FES #16-1303.00

Dear Mr. Johnson,

We are requesting acknowledgement for a LETTER OF NO OBJECTION for the vacation of the southern portion of the existing utility easement. This easement was recorded under O.R.B 2954 PAGE 655.

Attached, you will find an easement exhibit with the highlighted easement we are requesting to vacate, as well as an aerial view of the existing property. The applicant currently owns the property, and an application is being submitted to the City of Fort Lauderdale for the request to vacate the existing utility easement.

We respectfully request a letter of NO OBJECTION for the vacation of the existing utility easement. As required by the City of Fort Lauderdale for the vacation process. As is customary, the owner will assume any costs associated with the relocation of utilities, if required.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Marc Isaac  
marc@flynnengineering.com  
Flynn Engineering Services, P.A.
June 6, 2018

David Rivera  
TECO, Peoples Gas  
5101 NW 21st Avenue, Suite 460  
Fort Lauderdale, FL 33309-2792  
(954)453.0794 / DRRivera@tecoenergy.com

Re: Utility Easement Vacation  
City of Fort Lauderdale  
Bridge Riverbend  
Utility Easement Vacation / 201 NW 22nd Avenue  
FES #16-1303.00

Dear Mr. Rivera,

We are requesting acknowledgement for a LETTER OF NO OBJECTION for the vacation of the southern portion of the existing utility easement. This easement was recorded under O.R.B 2954 PAGE 655.

Attached, you will find an easement exhibit with the highlighted easement we are requesting to vacate, as well as an aerial view of the existing property. The applicant currently owns the property, and an application is being submitted to the City of Fort Lauderdale for the request to vacate the existing utility easement.

We respectfully request a letter of NO OBJECTION for the vacation of the existing utility easement. As required by the City of Fort Lauderdale for the vacation process. As is customary, the owner will assume any costs associated with the relocation of utilities, if required.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Marc Isaac  
marc@flynngineering.com  
Flynn Engineering Services, P.A.

241 COMMERCIAL BLVD.  
LAUDERDALE-BY-THE-SEA, FL 33308  
PHONE: (954) 522-1004  
FAX: (954) 522-7630  
www.flynngineering.com
PROJECT:
RIVERBEND
2201 West Broward Blvd., Fort Lauderdale 33312
DRC EASEMENT VACATION

LEGAL DESCRIPTION
PARCEL "A", RIVERBEND CORPORATE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 95, 96 AND 97, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
"RIVERBEND CORPORATE PARK"
A REPLAT OF TRACTS 'A' AND 'B', THE R.B. PLAT, P.B. 74, PG. 43, B.C.R.
AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5
SECTION 5, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE-BROWARD COUNTY-FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NCB HILL ROAD
SUNRISE, FLORIDA 33323

LEGAL DESCRIPTION


LOCATION MAP
SCALE 1" = 800'

SUNNYVALE CORPORATION
CITY OF FORT LAUDERDALE
BROWARD COUNTY

PLAT BOOK NO. 1753
SP. 1 OF 3 SHEETS

CFN # 105637122.
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Recorded 12/22/2005 at 05:08 PM

Dated: 6-17-03

Robert P. Legg, Jr.
DIRECTOR OF ENGINEERING