October 23, 2019

COVER SHEET
City of Fort Lauderdale
Development Review Committee
Plat Submittal
For
“SUNRISE 2025”

This plat site is on the North side of East Sunrise Boulevard on the West side of Middle River. The Broward County Planning Council has determined that platting is required, because the property has never been platted. The property is a portion of the Southwest one-quarter (SW ¼) of Section 36, Township 49 South, Range 42 East. The property is currently vacant and contains 18,949 square feet or 0.4350 acres. The owner proposes a 15 story - 132 Room Hotel.

TABLE OF CONTENTS:

1) Narrative describing the request with the applicable Sections of the ULDR: 47.24.5 and 47.25.2
2) Proposed plat drawings
3) Current Survey of property
4) Preliminary Site Plan
5) Aerial photograph showing parcels within 700 feet

Prepared By:
James McLaughlin
McLaughlin Engineering Company
1700 N.W. 64th STREET, SUITE 400
Fort Lauderdale, Florida 33309
(954) 763-7611 Fax (954) 763-7615
Email: MECO400@AOL.COM
DEVELOPMENT REVIEW COMMITTEE (DRC)
Plat Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Required Documentation / Submittal Checklist
Page 3: Technical Specifications For Plat Submittal

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 rezoning and 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.

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.

Plat Application $ 630.00
**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:** SUNRISE 2025, LLC

**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:** 9977 ROSEWOOD STREET, PARKLAND, FL 33076

**E-mail Address:** LAPIDOTORI@GMAIL.COM

**Phone Number:** (786) 2366602

**Proof of Ownership:** Warranty Deed or Tax Record

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

**Applicant / Agent’s Name:** McLAUGHLIN ENGINEERING CO. / JAMES McLAUGHLIN

**Applicant / Agent’s Signature:**

**Address, City, State, Zip:** 1750 NW 64TH STREET, FORT LAUDERDALE, FL 33309

**E-mail Address:** JIM@MECO400.COM

**Phone Number:** (954) 763-7611

**Letter of Consent Submitted:** YES

**Development / Project Name:** SUNRISE 2025

**Development / Project Address:** Existing: 2025 E. SUNRISE BLVD. New: 2025 E. SUNRISE BLVD.

**Legal Description:** A PORTION OF THE SOUTH 175' OF GOVERNMENT LOT 7, SECTION 36-49-42, LYING WEST OF MIDDLE RIVER.

**Tax ID Folio Numbers**

| For all parcels in development | 4942 36 00 0291 |

**Request / Description of Project:** RECORD PLAT

**Applicable ULDR Sections:** 47-24.5 & 47-25.2

**Total Estimated Cost of Project:** $15,000,000 (including land costs)

**Land Use Designation:** COMMERCIAL

**Current Zoning Designation:** B-1

**Current Use of Property:** VACANT

**Number of Residential Units:** NONE

**Non-Residential SF (and Type):** 132 HOTEL ROOMS

**Total Bldg. SF:** 190,550 SQ. FT.

**Site Adjacent to Waterway:** [ ] Yes [ ] No

**Dimensional Requirements**

<table>
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<th>Required</th>
<th>Proposed</th>
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<tr>
<td>Lot Size (SF / Acreage)</td>
<td>18,949 / 0.4350</td>
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<tr>
<td>Lot Density</td>
<td>57 Rooms per acre</td>
</tr>
<tr>
<td>Lot Width</td>
<td>150 feet</td>
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</tbody>
</table>

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

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
- Property owners signature and/or agent letter signed by the property owner

The following number of Plans:
- One (1) original set, signed and sealed at 24" x 36"
- Three (3) copy sets, with plans at 24" x 36"
- Five (5) copy 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. Copies 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 request and narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narrative 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.
- Proposed plat with all required technical specifications met.
- Aerial photo indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.

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.

Applicant's Affidavit
I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name: James McLaughlin
Signature: [Signature]
Date: 10-23-19

Staff Intake Review
For Urban Design & Planning Division use only:

Date _______________________________
Received By ___________________________
Tech. Specs Reviewed By ___________________________
Case No. ___________________________

Updated: 2/25/2013
DRC_PlaApp
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

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<tr>
<th>Year</th>
<th>Land</th>
<th>Building / Improvement</th>
<th>Just / Market Value</th>
<th>Assessed / SOH Value</th>
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### 2019 Exemptions and Taxable Values by Taxing Authority

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### Special Assessments

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</table>
A PORTION OF GOVERNMENT LOT 7
SOUTHEAST ONE-QUARTER (S.E. ¼)
SECTION 36, TOWNSHIP 49 SOUTH,
RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

Legal Description

This portion of Government Lot 7, Section 36, Township 49 South, Range 42 East, Broward County, Florida, described as follows:

Commencing at a point on the south boundary of Government Lot 7, located 3910.92 feet East of the South West corner thereof, thence Westerly on a curve 175.00 feet long having a radius of 170.78 feet and on an arc of 180.00 feet of a circle, thence Southerly on a curve having a central angle of 0.00°, thence Westerly on a line 50.00 feet North and parallel to the said South boundary of said Government Lot 7, thence to the point of beginning.

This property lies in Flood Zones "AE" and "EFW".

There are no other Easements, Road Reservations or Rights-of-Way abstracted for other easements, road reservations or rights-of-way.

The exact location of all titles should be confirmed.

Title Commitment Notes:

There are no other Easements, Road Reservations or Rights-of-Way abstracted for other easements, road reservations or rights-of-way.

OFFICE NOTES

CHECKED:

DRAWN BY:

CERTIFIED TO:

PREPARED BY

ILLEGIBLETYPESettingevensouthernwalesindistinctlyby...
DEDICATION
STATE OF FLORIDA
KNOW ALL MEN BY THESE PRESENTS, That SUNRISE 2025, LLC, COUNTY OF BROWARD, a Florida limited liability company, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown herein, said plat to be known as "SUNRISE 2025," being a plat of a portion of Government Lot 7 of Section 36, Township 49 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.

The Right-of-Way Easement shown herein is hereby dedicated and granted in perpetual easement to the State of Florida.

COUNTY OF BROWARD SS. I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'s) were set in accordance with Section 177.091, Florida Statutes.

By: ___________________________ Mayor - County Commission

PREPARED BY: MCLAUGHLIN ENGINEERING CO. 1700 N.W. 64th STREET, SUITE 400 FORT LAUDERDALE, FLORIDA 33309 TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. 17-3-042 WAL JOB NO.: N-4505
Sec. 47-24.5 (A)(2)
The Broward County Planning Council has determined that platting is required, because the property has never been platted. The parcel will be recorded as Parcel “A”, “SUNRISE 2025”

Sec. 47-24.5 (B)
The property owner will follow the processes as outlined in this section and McLaughlin Engineering Company, Surveyor, has prepared and will revise the plat, according to the DAC comments as published, and is also routing the plat through the Broward County Platting process for recordation.

Sec. 47-24.5 (C)
McLaughlin Engineering Company will prepare the final “Mylar” of the plat showing and including all of the requirements as listed in Sec. 47-24.5 (C) (1, 2, 3a – 3q).

Sec. 47-24.5(D.1a thru 1m)
This site is being platted in anticipation of future development and is being restricted to a 132 Room - 15 story Hotel. This project anticipates a 10 foot right-of-way easement dedication on East Sunrise Boulevard to comply with the Broward County Trafficways Map (110 foot corridor) and will meet the current City standards. The Florida Department of Transportation has agreed to accept the required right-of-way as an easement and a letter to that affect is included with this application package. All future driveways will be constructed to meet all of the City of Fort Lauderdale’s criteria for site plan development.

Sec. 47-24.5(D.1n)
This site is being restricted 132 Hotel Rooms. The property will be recorded as a one-parcel plat, Parcel “A”. Easements required by the franchised utility companies (if any) will be shown on the plat and recorded in the Broward County Records.
Point-by-Point Narrative
Sec. 47-24.5, Subdivision Regulations for Plat of
“SUNRISE 2025”

Sec. 47-24.5 (E1 - E2)
This section has to do with required subdivision improvements, preparation of plans and providing subdivision improvement bonds. If any are required, these will be prepared and submitted in accordance with the procedure(s) that have been established by the City of Fort Lauderdale and Broward County.

Sec. 47-24.5 (E3a)
This project anticipates 10 feet of right-of-way easement dedication (see F.D.O.T. acceptance of easement letter) on East Sunrise Boulevard to comply with the Broward County Trafficways Map (110 foot corridor). The Permanent Reference Monuments (PRM'S) will be set in accordance with Florida Statute, Chapter 177, Part 1, Section 177.091, and will be shown on the final plat.

Sec. 47-24.5 (E3b -E3c)
Grading and Storm Drainage: No additional improvements are being sought with this platting. The future development will include an on-site grading plan and is included along with the “Site Plan” currently in process (Case #19056) and will be constructed in accordance with City of Fort Lauderdale specifications.

Sec. 47-24.5 (E3d)
Paving: No additional improvements are being sought with this platting. The future development is in the “Site Plan” process (Case #19056) and is being done in accordance with all requirements and specifications of the City of Fort Lauderdale.

Sec. 47-24.5 (E3e)
Sidewalks, There is currently an existing 7 foot sidewalk in front of the property that transitions into a 5 foot sidewalk the crosses the newly constructed bridge over Middle River. A curb cut currently exists at the proposed single access point. No changes to the sidewalk should be needed.

Sec. 47-24.5 (E3f)
Water service is being provided by the City of Fort Lauderdale and connected to the system according to the requirements and provisions established by the City of Fort Lauderdale.

Sec. 47-24.5 (E3g)
Sanitary sewer service is being provided by the City of Fort Lauderdale and connected to the system according to the requirements and provisions established by the City of Fort Lauderdale.
Point-by-Point Narrative

Sec. 47-25.2, Adequacy Requirements for Plat of “SUNRISE 2025”

Page one of two

October 23, 2019

Prepared by: James McLaughlin
McLaughlin Engineering Company
1700 N.W. 64th Street, Suite 400
Fort Lauderdale, Florida 33309
(954) 763-7611

Sec. 47-25.2(A)
The adequacy requirements set forth herein are for 132 Hotel Room Development. The site is currently vacant.

Sec. 47-25.2(B)
Site Plan for a redevelopment is being processed through the governmental departments and agencies of the City of Fort Lauderdale (Case #R19056) and will be developed in such a way as to not hinder or interfere with the City of Fort Lauderdale’s communication network.

Sec. 47-25.2(C)
As stated above, a site plan is being processed through the City and is being designed in such a way as to meet all of the requirements of this section by designing retention areas and/or drainage structures so that the required retention of storm water runoff dictated by the City of Fort Lauderdale is maintained on site or other acceptable manor.

Sec. 47-25.2(D.1 – D.2)
This site is located on a previously developed site and no identified environmentally sensitive lands exist.

Sec. 47-25.2(E)
The owner will develop the site in accordance with all City and County fire codes and regulations.

Sec. 47-25.2(F)
This site is being developed without a residential component. Park Impact fees will be not be assessed according to Section 47-38A of the ULDR by the City of Fort Lauderdale.

Sec. 47-25.2(G)
The site is to be developed in a manner that will not hinder Police protection services. The development will provide improvements, which are consistent with Crime Prevention.
**Point-by-Point Narrative**

**Sec. 47-25.2, Adequacy Requirements for Plat of “SUNRISE 2025”**

*Page two of two*

**Sec. 47-25.2(H)**
This site was already tied into the City of Fort Lauderdale water facilities. The Site will remain on City of Fort Lauderdale Water service, with modifications and is adequate for the needs of the proposed development.

**Sec. 47-25.2(I)**
The site was already tied into the City of Fort Lauderdale sewer system. The Site will remain on City of Fort Lauderdale Waste Water service, with modifications, which is adequate for the needs of the proposed development.

**Sec. 47-25.2(J)**
School impact fees will be not be assessed in accordance with the provisions of the Broward County Land Development Code, as there are no residential units planned for this development.

**Sec. 47-25.2(L)**
As was stated in the comment regarding Sec. 47-25.2(C), the development, stormwater and drainage structures and calculations and easements, if required, will be constructed in accordance with the South Florida Building Code; the City of Fort Lauderdale engineering standards and all other applicable engineering standards.

**Sec. 47-25.2(M)**
This site falls within the “EASTERN CORE” Concurrency District of Broward County and will be subject to Road Transit fees. The site lies on East Sunrise Boulevard at the Northwest corner of the intersection with Middle River. The site is within the jurisdiction of the City of Fort Lauderdale and will be developed in accordance with the guidelines established by the City of Fort Lauderdale for Hotel Developments. The right-of-way easement dedication required by the City and/or County will be dedicated by this plat and will be shown as required before the plat is recorded in the public records of Broward County. Street trees, as required by **Sec. 47-25.2 M.9** will be planted in accordance with said section and will be shown on the Site Plan.

**Sec. 47-25.2(N)**
This site ties into the City of Fort Lauderdale Sanitary Sewer system in accordance with all applicable requirements of the City of Fort Lauderdale all modifications will be addressed during Site Plan approval.

**Sec. 47-25.2(O)**
The solid waste will be removed from the site by a Private Contractor licensed by the City.

**Sec. 47-25.2(P)**
There are no historic or archaeological resources on this site.

**Sec. 47-25.2(Q)**
Sunrise Boulevard in this area is not part of an existing evacuation route, however the property lies just inside Evacuation Plan “B”. This plat will not produce any significant impact to the existing plan.
Omar Kanaan, P.E.
Kimley-Horn and Associates, Inc.
600 North Pine Island Road, Suite 450
Plantation, Florida 33324

Dear Omar Kanaan, P.E.:

RE: June 13, 2019· Pre-application Meeting for Category C Driveway
Broward- Fort Lauderdale, Urban; SR 838; Sec. #86005; MP: 0.200
Access Class - 03; Posted Speed - 35; SIS - N; Ref. Project: FM 441754.1

Request: Access on to Sunrise Blvd, North side of E Sunrise Boulevard just west of the Middle River

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- Existing flare shall be converted into radial return at the driveway entry/exit point.

Comments:
Landscape permit is required for the proposal.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department’s personnel shall review permit plans for compliance with this letter as well as current Department standards and specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: [https://gis.dot.state.fl.us/OneStopPermitting](https://gis.dot.state.fl.us/OneStopPermitting), click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: ashok.sampath@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Ashok Sampath, M.S.
District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2019-06-13\12. 86005 MP 0.200 SR 838 2025 E. Sunrise Boulevard\86005 MP 0.200 SR 838 2025 E. Sunrise Boulevard.docx

www.dot.state.fl.us
Good Morning Mr. Marwood,

We have a small parcel of land on the North side Sunrise Boulevard and the West side of Middle River where the bridge has just been completed. We are asking the 10’ right-of-way required by the Broward County Trafficways Map be allowed to be dedicated by Easement during platting. The City of Fort Lauderdale will require additional setbacks should a fee simple dedication be required. If a meeting or further information is needed please let me know at you earliest convenience.

Thank You,

Jim McLaughlin, PSM

McLAUGHLIN ENGINEERING CO.
1700 NW 64th St Suite 400
Ft. Lauderdale, FL 33309
954.763.7611
954.763.7615 FAX
Good afternoon Jim,

As long as the donation is being required solely by the trafficways plan, we can accept an easement. If part of the donation is for a turn lane or other roadway feature, it will need to be in fee simple.

Also, I am not sure what step you are at in the donation process but when you are ready, please submit the required documents to Roger in our Permits Department. He will review the package and forward it to my group for processing. I have attached the donation requirements guide for further reference. If you need anything else, please let me know.

Thank you,

Dan Marwood
Deputy Right of Way Manager - Production
Florida Department of Transportation
FDOT – District 4 Right of Way Office
Phone: (954)-777-4238
Cell: (954)-610-7031
Dan.Marwood@dot.state.fl.us

Good Morning,

I was unable to reach you by phone this morning and am resending this email in hopes that you will have time to review our Easement request. Please let me know if you need an additional information to approve our appeal.

Thank You,
July 2, 2019

City of Fort Lauderdale
Urban Design and Planning Division
700 Northwest 19th Avenue
Fort Lauderdale, Florida 33311

Re: "SUNRISE 2025"
PROPOSED PLAT
A PORTION OF GOVERNMENT LOT 7,
SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

-Owner's Authorization Letter-

To whom it may concern:

With this letter of consent, SUNRISE 2025, LLC, a Florida limited liability company, owner of
the property, by Ori Lapidot, being the Manager of said company hereby authorizes McLaughlin
Engineering Company and its agents to process the above referenced Plat Application through the
various City of Fort Lauderdale Departments for City Commission consideration and through the
various Broward County Departments for County Commission consideration.

Sincerely,

Signature: __________________________ Name: Ori Lapidot

Title: Manager

STATE OF FLORIDA ) SS
COUNTY OF BROWARD )

The foregoing was acknowledged before me this ____ day of July, 2019.
By: Ori Lapidot as Manager of SUNRISE 2025, LLC

He/she is:

( ) personally known to me, or

( ) produced identification. Type of identification produced Florida Driver License.

NOTARY PUBLIC: ______________________________

Print name and expiration date: Chanel Fernandez Peralta/11.04.2022

(SEAL)

CHANEL FERNANDEZ-PERALTA
Notary Public - State of Florida
Commission # GG 273728
My Comm. Expires Nov 4, 2022
Warranty Deed

This Warranty Deed made this 11th day of September, 2015 between 2025 E. Sunrise Blvd., LLC, a Florida limited liability company whose post office address is 1000 Mandarin Street, Pompano Beach, FL 33076, grantor, and Sunrise 2025, LLC, a Florida limited liability company, whose post office address is 9977 Rosewood Street, Pompano Beach, FL 33076, 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:

See attached Legal Description

Parcel Identification Number: 49-4236-00-0291

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Witness Name: CLAUDIA OLIVEIRA

Witness Name: JANCIE BATTERAY

Witness Name: CLAUDIA OLIVEIRA

Witness Name: JANCIE BATTERAY

2025 E. Sunrise Blvd., LLC
a Florida Limited Liability Company

By: Summer C. Jobson, Authorized Member

By: Carl W. Jobson, Authorized Member

(Corporate Seal)

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 11th day of September, 2015 by Summer C. Jobson and Carl W. Jobson, as Authorized Members of 2025 E. Sunrise Blvd., LLC, a Florida Limited Liability Company on behalf of the Company. They [x]are personally known to me or [ ] have produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: Peggy Sue Reynolds
My Commission Expires: March 5, 2018
LEGAL DESCRIPTION

All that certain tract or parcel of land and premises hereinafter described, situate, lying and being in or near the City of Fort Lauderdale, County of Broward, and State of Florida:

That portion of Government Lot 7, Section 36, Township 49 South, Range 42 East, described as follows: Commence at a point on the South boundary of said Government Lot 7, 910.92 feet East of the Southwest corner thereof; thence North at a right angle, a distance of 50 feet to the Point of Beginning; thence Westerly on a curve to the left, having a radius of 776.78 feet, an arc distance of 46.08 feet; thence North and perpendicular to the South boundary of said Government Lot 7, a distance of 126.38 feet; thence East along a line 175.00 feet North of and parallel to the said boundary of said Government Lot 7, a distance of 150.00 feet to the West line of Middle River; thence South along the said West line of Middle River, a distance of 125.03 feet to a point 50.00 feet North of the South boundary of said Government Lot 7; thence West along a line 50.00 feet North of and parallel to the said South boundary of said Government Lot 7, a distance of 106.80 feet to the Point of Beginning.
Detail by Entity Name

Florida Limited Liability Company
SUNRISE 2025 LLC

Filing Information

Document Number L14000067982
FEI/EIN Number N/A
Date Filed 04/25/2014
State FL
Status ACTIVE

Principal Address
9977 ROSEWOOD STREET
PARKLAND, FL 33076

Mailing Address
9977 ROSEWOOD STREET
PARKLAND, FL 33076

Registered Agent Name & Address
Ori, Lapidot
9977 ROSEWOOD STREET
PARKLAND, FL 33076

Name Changed: 04/28/2015
Address Changed: 04/28/2015

Authorized Person(s) Detail

Name & Address

Title MGR
LAPIDOT, ORI
9977 ROSEWOOD STREET
PARKLAND, FL 33076

Title MGR
Lapidot, Inda
9977 ROSEWOOD STREET
PARKLAND, FL 33076

Annual Reports

TO: Broward County Board of County Commissioners

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the described property covering the period from the beginning to the 9th day of July, 2019 at the hour of 11:00 P.M., inclusive, of the following described property, and we recognize that the County is relying on this Title Certificate with regard to the Acceptance of a Plat.

Legal Description:

SEE ATTACHED

We hereby certify that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

Sunrise 2025, LLC a Florida limited liability company (Instrument Number 113307946)

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record: NONE

Easement(s) and Rights-of-Way Documents: SEE ATTACHED

TIITF Deeds and Releases: SEE ATTACHED

WE HEREBY CERTIFY that the foregoing certificate reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, Paramount Title Services, Inc., has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seal this 23rd day of July, 2019.

Evelyn Branas (Corporate Seal)
Name

Signature
EXHIBIT “A”

That portion of Government Lot 7, Section 36, Township 49 South, Range 42 East, Broward County, Florida, described as follows:

Commencing at a point on the South boundary of Government Lot 7, located 910.92 feet East of the Southwest corner thereof; thence North at a right angle of a distance of 50 feet to the Point of Beginning; thence Westerly on a curve to the left, having a radius of 766.78 feet and an arc distance of 46.08 feet; thence North and perpendicular to the South boundary of said Government Lot 7, a distance of 126.39 feet; thence East along a line 175.00 feet North and parallel to the said South boundary of said Government Lot 7, a distance of 150.00 feet to the West line of Middle River; thence South along the said West line of Middle River, a distance of 125.03 feet to a point 50.00 feet North of the South boundary of said Government Lot 7; thence West along a line 50.00 feet North and parallel to the said South boundary of said Government Lot 7, a distance of 106.80 feet to the point of beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 18,949 square feet or 0.4350 acres more or less.
Easement(s) and Rights-of-Way Documents:

1. **DEED:** M. A. Hortt and Lenora E. Hortt, his wife TO Stanley E. Favor TO Vera B. Favor, his wife dated February 27, 1935 filed March 11, 1935 in Deed Book 256, Page 303.

2. **EASEMENT:** M. A. Hortt and Lenora E. Hortt, his wife TO City of Fort Lauderdale, a Florida municipal corporation dated February 18, 1939 filed March 8, 1939 in Deed Book 328, Page 39.

3. **WARRANTY DEED:** Vera B. Favor, a widow TO City of Fort Lauderdale, a Florida municipal corporation dated February 18, 1939 filed March 8, 1939 in Deed Book 333, Page 74.

4. **COUNTY DEED:** Broward County, Florida TO State of Florida for the use and benefit of the State Road Department dated September 10, 1968 filed September 19, 1968 in Deed Book 3750, Page 457.

5. **CITY DEED:** City of Fort Lauderdale, Florida, a Florida municipal corporation TO State of Florida for the use and benefit of the State Road Department of Florida dated December 6, 1968 filed December 18, 1968 in O. R. Book 3815, Page 774.

6. **WARRANTY DEED:** City of Fort Lauderdale, a Florida municipal corporation TO State of Florida Department of Transportation dated March 17, 1970 filed March 26, 1970 in O. R. Book 4173, Page 495.


10. **EASEMENT:** Board of Trustees of the Internal Improvement Trust Fund TO State of Florida Department of Transportation dated December 31, 1980 filed September 19, 1968 in Deed Book 9761, Page 206.

11. **QUIT CLAIM DEED:** City of Fort Lauderdale, a Florida municipal corporation TO State of Florida for the use and benefit of the State of Florida Department of Transportation dated April 13, 1982 filed April 19, 1982 in O. R. Book 10140, Page 873.

12. **EASEMENT:** Board of Trustees of the Internal Improvement Trust Fund of the State of Florida TO State of Florida Department of Transportation dated March 21, 20136 filed March 28, 2013 in O. R. Book 49645, Page 1314

TITF Deeds and Releases:

1. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Florida Coast Line Canal and Transportation Company, dated September 24, 1890, filed December 2, 1890 in Deed Book D, Page 362.