

STAFF REPORT
Riverbend Corporate Park
077-MP-03

A request to amend a platted non-vehicular access line has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on March 15, 2005, for 260,000 square feet of office and 80,000 square feet of commercial use on 18.0 acres. The property is located on the north side of Broward Boulevard, between Northwest 22 Avenue and Northwest 25 Avenue, in the City of Fort Lauderdale. The current plat note was recorded on December 22, 2005 in Plat Book 175, Page 84 (INSTRUMENT # 105637122.)

A companion item to amend the plat note to divide Parcel A into five different Parcels A1 through A-5 has also been filed and is scheduled for County Commission consideration on August 22, 2017. Parcels A-1 and A-2 are restricted to 70,000 square feet of commercial use; A-3 is limited to 256,000 square feet of industrial; A-4 is restricted to 9,000 square feet of commercial and 165,000 square feet of self-storage use; and A-5 is restricted to private ingress/egress.

The applicant is requesting to eliminate the non-vehicular access line along Northwest 25 Avenue. The proposed request corresponds with the driveway connections on the site plan for Fort Lauderdale City Case Number R16060.

The attached letter from the City of Fort Lauderdale and attached comments from the adjacent Broward Municipal Services District (BMSD) indicate no objection to this request.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum from these Divisions, which recommends the applicant to meet the standards of the Broward County Development Code at the time of permit.

In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

KDL



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: July 13, 2017

TO: Josie Sesodia, Director
Planning and Development Management Division

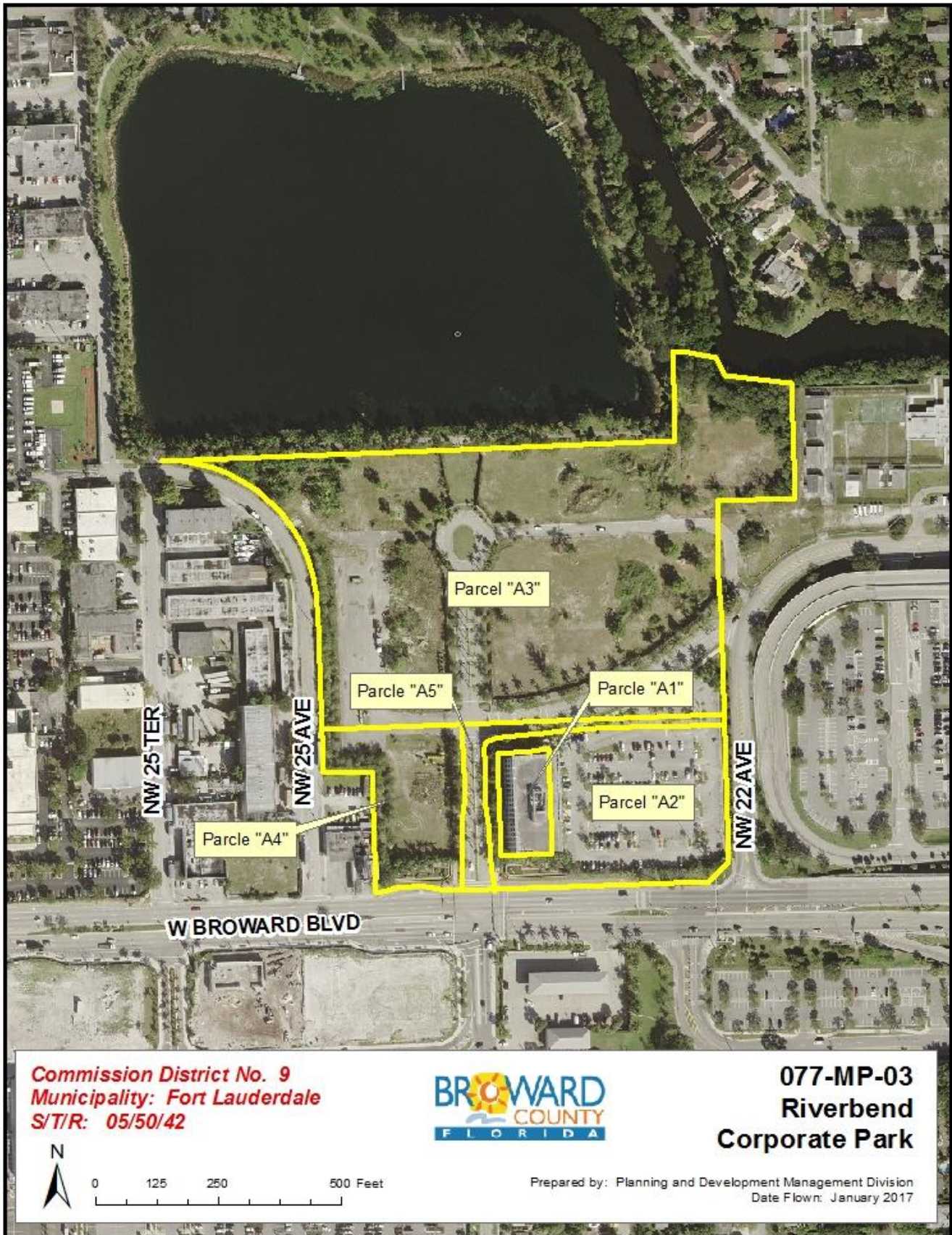
FROM: David (D.G.) McGuire, Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Modify Conditions of Plat Approval (Amendment to
Non-Vehicular Access Line)
Riverbend Corporate Park (077-MP-03)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the non-vehicular access line (NVAL) along NW 25 Avenue adjacent to the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission, if available (Unavailable). Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of this review, staff recommends APPROVAL of the proposed amendment of the NVAL. Nevertheless, the applicant will be required to meet the Broward County Development Code standards at the time of permit.





July 10, 2017

Josie Sesodia, Director
Broward County Planning and Development Management Division
1 North University Drive, Building A, Suite 102
Plantation, Florida 33324

RE: Letter of No Objection to Non-Vehicular Access Line (NVAL) Amendment – Riverbend Corporate Park Plat

Dear Ms. Sesodia:

The City of Fort Lauderdale is in receipt of a request for a non-vehicular access line (NVAL) amendment to the "Riverbend Corporate Park" plat in Fort Lauderdale, recorded in plat book 175, Pages 95.

As per Broward County Code Section 5-181, changes to plat approval conditions shall not be accepted unless the municipality has issued a letter or has adopted a resolution stating the municipality's position regarding the application.

The specific NVAL request is as follows:

From:

ALL OF THE WESTERLY, SOUTHERLY AND EASTERLY NON-VEHICULAR ACCESS LINES LYING ON THE BOUNDARY OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POINT OF BEGINNING 1) AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 25TH AVENUE AND ON THE ARC OF A CURVE WHOSE RADIUS POINT BEARS SOUTH 00°00'02" WEST; THENCE SOUTHEASTERLY ON THE WESTERLY LINE OF PARCEL "A" ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID NW 25TH AVENUE, AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 308.16 FEET, A CENTRAL ANGLE OF 90°20'24", FOR AN ARC DISTANCE OF 485.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°20'32" WEST ALONG ON SAID WESTERLY LINE OF PARCEL "A" AND ON SAID EASTERLY RIGHT-OF-WAY LINE 340.00 FEET TO POINT OF TERMINATION 1;

TOGETHER WITH:

BEGINNING (POINT OF BEGINNING 2) AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD (STATE ROAD NO. 842) AND ON THE ARC OF A CURVE WHOSE RADIUS POINT BEARS NORTH 10°27'38" WEST; THENCE ALONG SAID NORTHERLY

RIGHT-OF-WAY LINE ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL "A" THE FOLLOWING TEN (10) COURSES AND DISTANCES; 1) EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 93.00 FEET, A CENTRAL ANGLE OF 8°37'46", FOR AN ARC DISTANCE OF 14.01 FEET TO A POINT OF REVERSE CURVATURE; 2) EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 107.00 FEET, A CENTRAL ANGLE OF 19°05'28", FOR AN ARC DISTANCE OF 35.65 FEET TO A POINT OF TANGENCY; 3) SOUTH 89°59'58" EAST 22.69 FEET; 4) NORTH 75°14'44" EAST 23.56 FEET; 5) SOUTH 89°59'58" EAST 70.94 FEET TO POINT OF TERMINATION 2; 6) SOUTH 89°59'58" EAST 80.00 FEET TO POINT OF BEGINNING 3; 7) SOUTH 89°59'58" EAST 253.36 FEET; 8) SOUTH 70°31'19"

DEPARTMENT OF SUSTAINABLE DEVELOPMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
TELEPHONE (954) 828-6520
WWW.FORTLAUDERDALE.GOV

EAST 50.98 FEET; 9) SOUTH 89°59'58" EAST 134.16 FEET; 10) NORTH 45°17'26" EAST 56.94 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE; THENCE NORTH 00°20'32" EAST ALONG SAID WEST RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF SAID PARCEL "A" 300.00 FEET TO POINT OF TERMINATION 3.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

To:

A PORTION OF THE SOUTHERLY AND EASTERLY BOUNDARY OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POINT OF BEGINNING A) AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID

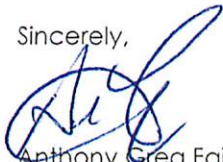
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SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

Pursuant to Section 47-24.5 of the City of Fort Lauderdale Unified Land Development Regulations, the City has reviewed the proposed NVAL amendment and has no objections to the note change.

If you have any questions or require additional information, please feel free to contact Karlanne Grant at 954-828-6162 or kgrant@fortlauderdale.gov.

Sincerely,



Anthony Greg Fajardo, Director, Department of Sustainable Development
Department of Sustainable Development

cc: Christopher Lagerbloom, Assistant City Manager
Ella Parker, Urban Design & Planning Manager, Department of Sustainable Development
Evy Kalus, Broward County Planning and Development Management Division
Lochrie & Chakas, P.A.



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for
Delegation Request:
Revise the Non-Vehicular Access Line (NVAL)



TO: Review Agencies
PLAT NAME: RIVERBEND CORPORATE PARK
PLAT NO.: 077-MP-03
COMMENT DUE DATE: **JULY 11, 2017**

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: pdmdinfo@broward.org. For additional information, please contact Karina da Luz at 954-357-6617 (or kdaluz@broward.org). Your cooperation is greatly appreciated!

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

In the space provided below, please type/print your name, agency and phone number:

sforelle@broward.org Digitally signed by sforelle@broward.org
DN: cn=sforelle@broward.org
Date: 2017.07.31 15:08:25 -04'00'

COMMENTS:

Print Name

PLANNING & DEVELOPMENT MANAGEMENT DIVISION

Agency

(954) 357-6635

Phone Number

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Redevelopment Division



**Application to Change or Waive Requirements
of the Broward County Land Development Code**

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat/Site Plan Name Riverbend Corporate Park Plat
 Plat/Site Plan Number 077-MP-03 Plat Book - Page 175 - 95 (If recorded)
 Owner/Applicant Riverbend Broward, LP Phone _____
 Address 300 SW 1st Avenue City Fort Lauderdale State FL Zip Code 33301
 Owner's E-mail Address Dev.Motwani@gmail.com Fax # _____
 Agent Damon T. Ricks / Flynn Engineering Services Robert B. Lochrie Phone 954-522-1004
 Contact Person Robert B. Lochrie III, Esq. Andrew Selein / Lochrie & Chabers, PA
 Address 1401 E. Broward Blvd., Suite 303 City Fort Lauderdale State FL Zip Code 33301
 Agent's E-mail Address RLochrie@LochrieLaw.com Fax # _____

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) _____

Land Development Code citation(s) _____

Have you contacted anyone in County Government regarding this request? Yes No

If yes, indicate name(s), department and date Evy Kalus, Multiple Occasions

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

See attached narrative

Please see the reverse side of this form for Required Documentation and Owner/Agent Certification

REQUIRED DOCUMENTATION: Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- **Letter from the applicable municipality**, dated within six (6) months of this application, stating the city's position on this request.
- **Approved or recorded plat** (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning & Redevelopment Division staff).
- **A check for the application fees** (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under **INSTRUCTIONS** on Page 1 of this form, the following additional documents are also required:

- **The proposed site plan (2 original)** which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- **Signed and sealed drawings (2 original)** clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- **A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road.** This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For **NON-ROADWAY RELATED** items (6 through 12) listed under **INSTRUCTIONS** on Page 1 of this form, please consult with Planning & Redevelopment Division (PRD) staff for a determination of any additional required documentation.

OWNER/AGENT CERTIFICATION

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]

Sworn and subscribed to before me this 14 day of June, 2017

by Andrew J. Schein, Esq. He/she is personally known to me or
 Has presented _____ as identification.

Signature of Notary Public [Signature]

Type or Print Name Elizabeth Mendez



FOR PLANNING & REDEVELOPMENT DIVISION USE ONLY

Time _____ Application Date 6/15/2017 Acceptance Date 06/26/17

Comments Due 07/11/17 C.C. Mtg. Date 08/22/17 Fee \$ 2410

Report Due 07/31/17 Adjacent City Broward county Municipal Services District

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) _____

Title of Request Non-Vehicular Access Line Amendment

Distribute to: Engineering Traffic Engineering Mass Transit

Other FDOT Other _____

Comments _____

Received by [Signature]

Non-Vehicular Access Line Amendment

**Riverbend Corporate Park Plat
077-MP-03**

June 23, 2017

Request. Riverbend Broward LP (“Applicant”) is the owner of land that is subject to the Riverbend Corporate Park Plat, recorded in Plat Book 175, Page 95 of the Public Records of Broward County and generally located on Broward Boulevard, west of Interstate 95.

Applicant is proposing to amend the existing Non-Vehicular Access Lines to correspond with the driveway connections on the site plan, Fort Lauderdale City Case Number R16060 (“Site Plan”). The existing Non-Vehicular Access Lines are attached to this narrative as **Exhibit “A”**, and the proposed Non-Vehicular Access Lines are attached to this narrative as **Exhibit “B”**.

Exhibit “A”

Existing Non-Vehicular Access Lines



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: EXISTING NON-VEHICULAR ACCESS LINE

ALL OF THE WESTERLY, SOUTHERLY AND EASTERLY NON-VEHICULAR ACCESS LINES LYING ON THE BOUNDARY OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POINT OF BEGINNING 1) AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 25TH AVENUE AND ON THE ARC OF A CURVE WHOSE RADIUS POINT BEARS SOUTH 00°00'02" WEST; THENCE SOUTHEASTERLY ON THE WESTERLY LINE OF PARCEL "A" ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID NW 25TH AVENUE, AND ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 308.16 FEET, A CENTRAL ANGLE OF 90°20'24", FOR AN ARC DISTANCE OF 485.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°20'32" WEST ALONG ON SAID WESTERLY LINE OF PARCEL "A" AND ON SAID EASTERLY RIGHT-OF-WAY LINE 340.00 FEET TO POINT OF TERMINATION 1;

TOGETHER WITH:

BEGINNING (POINT OF BEGINNING 2) AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD (STATE ROAD NO. 842) AND ON THE ARC OF A CURVE WHOSE RADIUS POINT BEARS NORTH 10°27'38" WEST; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL "A" THE FOLLOWING TEN (10) COURSES AND DISTANCES; 1) EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 93.00 FEET, A CENTRAL ANGLE OF 8°37'46", FOR AN ARC DISTANCE OF 14.01 FEET TO A POINT OF REVERSE CURVATURE; 2) EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 107.00 FEET, A CENTRAL ANGLE OF 19°05'28", FOR AN ARC DISTANCE OF 35.65 FEET TO A POINT OF TANGENCY; 3) SOUTH 89°59'58" EAST 22.69 FEET; 4) NORTH 75°14'44" EAST 23.56 FEET; 5) SOUTH 89°59'58" EAST 70.94 FEET TO THE WEST END OF THE PLATTED ACCESS OPENING AND POINT OF TERMINATION 2; 6) SOUTH 89°59'58" EAST ALONG SAID ACCESS OPENING 80.00 FEET TO THE EAST END OF THE PLATTED ACCESS OPENING AND POINT OF BEGINNING 3; 7) SOUTH 89°59'58" EAST 253.36 FEET; 8) SOUTH 70°31'19" EAST 50.98 FEET; 9) SOUTH 89°59'58" EAST 134.16 FEET; 10) NORTH 45°17'26" EAST 56.94 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE; THENCE NORTH 00°20'32" EAST ALONG SAID WEST RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF SAID PARCEL "A" 300.00 FEET TO POINT OF TERMINATION 3.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF PARCEL "A", "RIVERBEND CORPORATE CENTER" BEING S00°20'32"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 61768A rev

DATE: 09/21/16; 6/20/17

EXISTING NON-VEHICULAR ACCESS LINE

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE
WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

Exhibit “B”

Proposed Non-Vehicular Access Lines



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: PROPOSED NON-VEHICULAR ACCESS LINE

A PORTION OF THE SOUTHERLY AND EASTERLY BOUNDARY OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL "A", "RIVERBEND CORPORATE CENTER" BEING S89°59'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 61768B rev

DATE: 09/21/16, REV. 9/30/16, 10/4/16, 6/2/17; 6/20/17

PROPOSED NON-VEHICULAR ACCESS LINE

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- STATE OF FLORIDA

