



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/06/2026

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR), Section 47-24, Development Permits and Procedures, and must be filled out accurately with all applicable sections completed. Refer to [Development Application Guide and Instructions](#) document on overall review process, refer to [Specifications for Plan Submittal](#) by application type for submittal requirements, and refer to [Public Participation Requirements](#), all of which are available on the City's website.

Select application type and approval level in **SECTION A** and then complete applicable sections specified under each type.

Applicant must initial acknowledgments and provide signature in **SECTION K** for application to be deemed complete.

A APPLICATION TYPE AND APPROVAL LEVEL Select the application type from the list below and check the applicable type.			
☐ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) ☐ New Nonresidential less than 5,000 square feet ☐ Change of use <i>(same impact or less than existing use)</i> ☐ Plats ☐ Plat Note or Nonvehicular access line (NVAL) amendment ☐ Administrative site plan ☐ Amendment to site plan ☐ Affordable Housing per §166.04151(7) Fla. Stat. <i>(Live Local Act)</i> ☐ Parking Agreements <i>(separate from site plans)</i> COMPLETE SECTIONS B, C, D, E, F, G or H (for amendments), K	☐ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) ☐ New Nonresidential 5,000 square feet or greater ☐ Residential 5 units or more ☐ Nonresidential use within 100 feet of residential property ☐ Redevelopment proposals ☐ Change in use <i>(if greater impact than existing use)</i> ☐ Development in Regional Activity Centers (RAC)* ☐ Development in Uptown Project Area* ☐ Regional Activity Center (RAC) Signage ☐ Affordable Housing (≥10%) COMPLETE SECTIONS B, C, D, E, F, G, K	☐ LEVEL III PLANNING AND ZONING BOARD (PZB) ☐ Conditional Use ☐ Parking Reduction ☐ Flex Allocation ☐ Cluster / Zero Lot Line ☐ Modification of Yards ☐ Waterway Use ☐ Mixed-Use Development ☐ Community Residences* ☐ Social Service Residential Facility (SSRF) ☐ Medical Cannabis Dispensing Facility* ☐ Community Business District for uses greater than 10,000 square feet ☐ GAA/AIP Uses needing PZB Determination COMPLETE SECTIONS B, C, D, E, F, G, K	☒ LEVEL IV CITY COMMISSION (CC) ☐ Land Use Amendment ☐ Rezoning ☐ Public Purpose Use ☐ Central Beach Development of Significant Impact* ☐ Vacation of Right-of-Way City Commission Review* ☐ Vacation of Easement COMPLETE SECTIONS B, C, D, E, F, G, K
☐ MISCELLANEOUS ☐ Affordable Workforce Housing Tax Reimbursement ☐ Community Residence ☐ Construction Noise Waiver ☐ Design Review Team (DRT) ☐ Development Agreement COMPLETE SECTIONS B, C, D, E, J, K	☐ EXTENSION OR DEFERRAL ☐ Request to defer after an application is scheduled for public hearing ☐ Request extension to previously approved application <i>(request must be within original approval date timeframe)</i> COMPLETE SECTIONS B, C, E, I, K	☐ APPEAL/DE NOVO ☐ Appeal decision by approving body and De Novo hearing items COMPLETE SECTIONS B, C, E, I, K	☐ PROPERTY AND ROW ITEM ☐ Road Closures ☐ Construction Staging Plan ☐ Revocable licenses COMPLETE SECTIONS B, C, E, K

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION If applicant is the business operator, complete the agent column and provide property owner authorization.	
Applicant/Property Owner	RICHARD A BERKOWITZ REV TR BERKOWITZ, RICHARD A TRSTEE
Address	1601 BRICKELL DR
City, State, Zip	FORT LAUDERDALE FL 33301-2327
Phone	9545222010
Email	jcrush@crushlaw.com
Proof of Ownership	Provide Warranty Deed or Tax Record
Authorized Agent	Jason Crush - Crush Law, P.A.
Address	888 E Las Olas Blvd, Ste 201
City, State, Zip	Ft Lauderdale, FL 33301
Phone	9546740050
Email	jcrush@crushlaw.com
Authorization Letter	Provide Agent Authorization Letter

DC PARCEL INFORMATION	
Address/General Location	1601 BRICKELL DR FORT LAUDERDALE FL 33301-2327
Folio Number(s)	5042 11 01 3470
Legal Description (Brief)	COLEE HAMMOCK 1-17 B LOT 10,11 LESS N 9 BLK 49
City Commission District	District 4
Civic Association	Colee Hammock HOA

D LAND USE INFORMATION	
Existing Use	SFH
Land Use	Low-Medium
Zoning	RS-8 - Residential Single Family/Low Me
Proposed	Applications requesting land use amendments and rezonings.
Proposed Land Use	Low-Medium
Proposed Zoning	RS-8 - Residential Single Family/Low Me



Provide project information.

Provide project details. Circle yes or no where noted. If item is not applicable, indicate N/A.

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

Page 2



I EXTENSION, DEFERRAL, APPEAL INFORMATION Provide information for specific request. Circle approving body and yes or no.		
EXTENSION REQUEST		DEFERRAL REQUEST
Approving Body		Approving Body
Original Approval Date		Scheduled Meeting Date
Expiration Date (Permit Submittal Deadline)		Requested Deferral Date
Expiration Date (Permit Issuance Deadline)		Previous Deferrals Granted
Requested Extension (No more than 24 months)		Justification Letter Provided
Code Enforcement (Applicant Obtain by Code Compliance Division)		
		APPEAL REQUEST / DE NOVO HEARING
		Approving Body
		30 Days from Meeting (Provide Date)
		60 Days from Meeting (Provide Date)
		Appeal Request
		Indicate Approving Body Appealing
		De Novo Hearing Due to City Commission Call-Up

J MISCELLANEOUS Provide information for specific request.		
AFFORDABLE HOUSING TAX REIMBURSEMENT*		COMMUNITY RESIDENCE
As Is Value	\$	Residence Type
Date		Certification
Completion Value	\$	Length of Stay
Date		Number of Residents
Stabilized Value	\$	Number of Live in Staff
Date		Habitable Rooms
Acquisition Value	\$	Gross Floor Area
Date		
		DEVELOPMENT REVIEW TEAM (DRT)* Complete Section F
		NOISE WAIVER*
		DRC Case Number
		Request Start Date
		Request End Date
		Construction Start Time
		Construction End Time
		Sunday Construction Times
		DEVELOPMENT AGREEMENT* Complete Section F

*Application is subject to specific fees based on hourly rate with minimum amount of: DRT \$477, Affordable Housing Tax Reimbursement \$2,500, Noise Waiver \$954

CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following outlines the necessary items for submittal to ensure application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

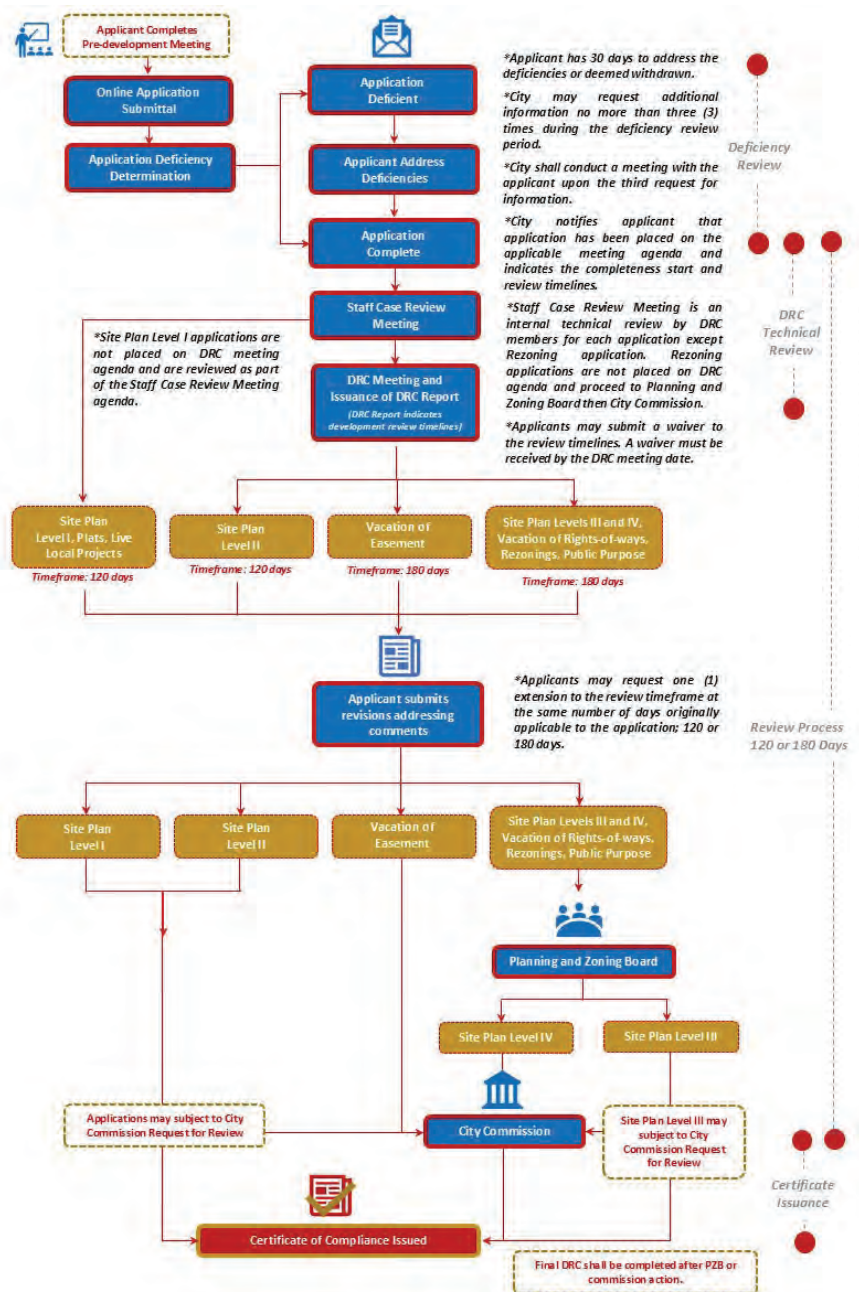
- ☒ **Preliminary Development Meeting** completed on the following date: 3/9/26 PROVIDE DATE
- ☐ **Development Application Form** completed with the applicable information including signatures.
- ☐ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☐ **Address Verification Form** applicant contact Jazmine Eveillard at 954-828-5233 or Jeveillard@fortlauderdale.gov
- ☐ **Project and Unified Land Development Code Narratives**
 - **Project Description** in detail the project type, uses, and overall development intent. Provide as much detail as possible including building and site design approach, site elements, architectural style, pedestrian access, enhancements, open space elements, landscape improvements, loading, site access, multi-modal including bicycle and parking.
 - **Unified Land Development Regulations** the applicable criteria based on application type with point-by-point responses to each criterion stating how the project complies with such. Generally, the following code sections require a narrative; however, the following sections are not inclusive of all criteria.
 - [Section 47-20.3, Parking Reduction](#)
 - [Section 47-24.3, Conditional Use](#)
 - [Section 47-25.2, Adequacy Review](#)
 - [Section 47-25.3, Neighborhood Compatibility](#)
 - [Section 47-28, Density and Flexibility Rules](#)
 - [Section 47-23.8, Waterway Use](#)
 - [Section 47-23.11, Modification of Yards](#)
 - [Section 47-23.16, Affordable Housing Regulations](#)
 - [Section 47-24.4, Rezoning](#)
 - [Section 47-24.6, Vacation of Right-of-way](#)
 - **Master Plans** for the applicable master plan, a narrative that states the project design compliance with the goals and design intent of the master plan. Generally, the following master plans require narratives for:
 - [Downtown Master Plan](#)
 - [Northwest Master Plan](#)
 - [South Andrews Master Plan](#)
 - [Uptown Master Plan](#)
- ☐ **Traffic Study or Statement** submittal of traffic study or traffic statement completed by a registered professional engineer. A traffic methodology meeting was conducted on the following date: PROVIDE DATE
 - To schedule a methodology meeting with the City's Traffic Engineer representative, contact Benjamin Restrepo at (954) 828-4696 or email at brestrepo@fortlauderdale.gov
- ☒ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention for [LauderBuild](#).
- ☐ **Public Mail Notices (rezoning)** stamped envelopes for each property owner within three hundred (300) feet of the subject site for City to send the mail notices. Applicants shall provide a signed and notarized [affidavit](#) stating compliance with mail notice requirements.
- ☐ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.



OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plans and other large files must be flattened to reduce file size.
- **Document Categories** choose the correct document category when uploading.

DEVELOPMENT REVIEW FLOWCHART:



ASSISTANCE: For questions regarding submittal contact Planning. For LauderBuild issues contact DSD staff.

GENERAL SUBMITTAL QUESTIONS

Planning Counter at 954-828-6520
planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS

DSD Customer Service at 954-828-6520
lauderbuild@fortlauderdale.gov



APPLICANT ACKNOWLEDGMENT AND SIGNATURE: The applicant or agent (if representing the applicant) must initial each item below and sign at the bottom of the page.

K ACKNOWLEDGMENTS AND SIGNATURE	
Applicant or agent must initial each item and sign below.	
JSC	I have reviewed the application submittal requirements, applicable specifications for plan submittal by the application type, and attest that the information, plans, data, and supplemental documents provided are accurate, complete, and comply with the City's Unified Land Development Regulations (ULDR) to the best of my knowledge.
JSC	I have reviewed the Public Participation Notice requirements applicable to this application and understand that failure to provide the applicable notice may result in the application not being placed on a meeting agenda.
JSC	I acknowledge if the application is deemed: (1) incomplete, such deficiencies must be addressed within 30 days from the incomplete notice from the City, or (2) complete, such application must be approved, approved with conditions, or denied within 120 days for non-quasi-judicial applications or 180 days for quasi-judicial applications or subject to Commission Request for Review pursuant to Fla. Stat. § 166.033 unless a one-time extension is granted or a waiver form is submitted waiving the statutory review timeframes in Fla. Stat. § 166.033.
JSC	I acknowledge that the review and approval of the application is limited to compliance with the City's ULDR, and such approval does not guarantee compliance with other applicable regulations, standards, and code as required by the Florida Building Code, Engineering Standards, and FEMA Floodplain requirements, which are reviewed during the building permit process, and in the event, the development permit issued for this application is impacted on compliance during the building permit process, I remain solely responsible to comply and if necessary process an amendment to this application approval to address changes.
JSC	I acknowledge that application fees must be paid upon receipt of an invoice from the City and that failure to pay application fees may result in delay on processing the application. *Fraud Alert Information* The City of Fort Lauderdale has been made aware of fraudulent emails and payment requests sent to applicants that do not originate from the City. Always verify the sender's email address and avoid clicking on suspicious links or opening unexpected attachments. Any suspicious communications that appear to be sent on behalf of the City should be reported to City staff immediately. — The City does not send unsolicited requests for payment or sensitive personal information. — The Development Services Department does not accept payments over the phone. — The City will never threaten enforcement action or demand payment by gift card, wire transfer, or digital currency. — The City will never request personal or financial information such as bank account numbers, credit or debit card numbers, Social Security numbers, or passwords via email or phone.

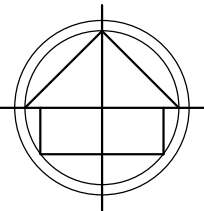
APPLICANT/AGENT SIGNATURE	
Jason S Crush, Esq	Digitally signed by Jason S Crush, Esq Date: 2026.06.26 09:01:23 -04'00'
PRINT	
DATE	

SKETCH OF SURVEY

LEGEND:

- CKD
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FIELD BOOK AND PAGE
SET 5/8"IRON ROD & CAP #6448
SET NAIL & CAP #6448
FOUND IRON ROD
FOUND IRON PIPE
FOUND NAIL & CAP
FOUND NAIL & DISK
PERMANENT REFERENCE MARKER
PLAT BOOK
BROWARD COUNTY RECORDS
CONCRETE
FLORIDA POWER & LIGHT
CHAIN LINK FENCE
OVERHEAD UTILITY LINES
AIR CONDITIONER
WATER METER
WATER VALVE
CLEAN OUT
BACK FLOW PREVENTER
IRRIGATION CONTROL VALVE
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
ELEVATIONS
RADIUS
DELTA ANGLE
ARC DISTANCE



NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK #1881, ELEVATION=3.33'(NAV88)

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JUNE, 2026. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

Richard E. Cousins

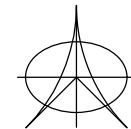
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE: 06/10/26

LAND DESCRIPTION:

LOTS 10 AND 11, BLOCK 49, OF "COLEE HAMMOCK", LESS THE NORTH 9 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 10686-26

CLIENT:

MARACORE BUILDERS

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	06/10/26	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125105
PANEL NUMBER	0557J
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	07/31/24

PROPERTY ADDRESS:
1601 BRICKELL DRIVE
FORT LAUDERDALE, FL

SCALE: 1"= 20'

SHEET 1 OF 1

COLEE HAMMOCK

MRS. MARY BRICKELL'S SUBDIVISION

OF

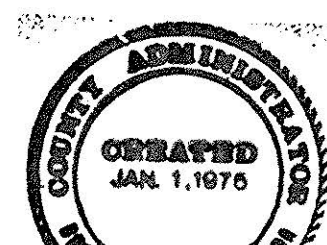
Part of the North 1/2 of Section 11, Twp. 50, S., R. 42, E., Broward Co., Fla.

27
 inch 20
 Plate
 17 #
 7/11/1920
 Wm. B. [Signature]



Description.

Beginning at a point on the North boundary of Section 11, Twp. 50, S., R. 42, E., 417.1 feet East from the Northwest corner of said Section 11 and running thence East along the section line, 3858.4 feet; thence Southwesterly, at a deflection angle to right 105°-18', 1186.0 feet; thence Southwesterly at a deflection angle to left 34°-06', 79.3 feet; thence Southwesterly at a deflection angle to right 67°-18' and along East bank of canal, 1065.0 feet; thence continuing Southwesterly along the canal bank and at a deflection angle to left 15°-03', 250 feet more or less, to low water mark on North bank of New River; thence meandering along bank of New River, in a general Westerly direction, to the point where said North bank is intersected by a line parallel with and 417.1 feet East from the West boundary of Section 11 aforesaid; thence North, parallel with the West boundary of said Section 11, 1695 feet more or less to point of beginning, lying and being situate in Section 11, Township 50, South, Range 42, East, Broward County, Florida.

STATE OF FLORIDA
BROWARD COUNTY

I, Mary Brickell, owner of the lands described in the attached instrument, do hereby certify that I have caused the said lands to be subdivided in the manner shown on the above plat. The streets, avenues, boulevards and allys, as shown are hereby dedicated to the public as throughfares, reserving to myself, my heirs, administrators or assigns, the reversion or reversions thereof whenever discontinued by law.

WITNESS my hand and seal this 22nd day of March, A.D. 1920.

Mary Brickell (Seal)

STATE OF FLORIDA
COUNTY OF DADE

I, [Signature], Notary Public in and for the State of Florida, do hereby certify that the above instrument was executed by Mary Brickell, the person whose name is subscribed to it, and who acknowledged to me that she executed the same for the purposes and intentions therein set forth.

WITNESS my hand and seal this 22nd day of March, A.D. 1920.

[Signature] Notary Public in and for the State of Florida
My commission expires [Date]

H. C. DAVIS, CIVIL ENGINEER
Fort Lauderdale, Fla.Scale: 1 in = 150 ft.
Date: Mar. 1920.1-17
10070
3-27-20

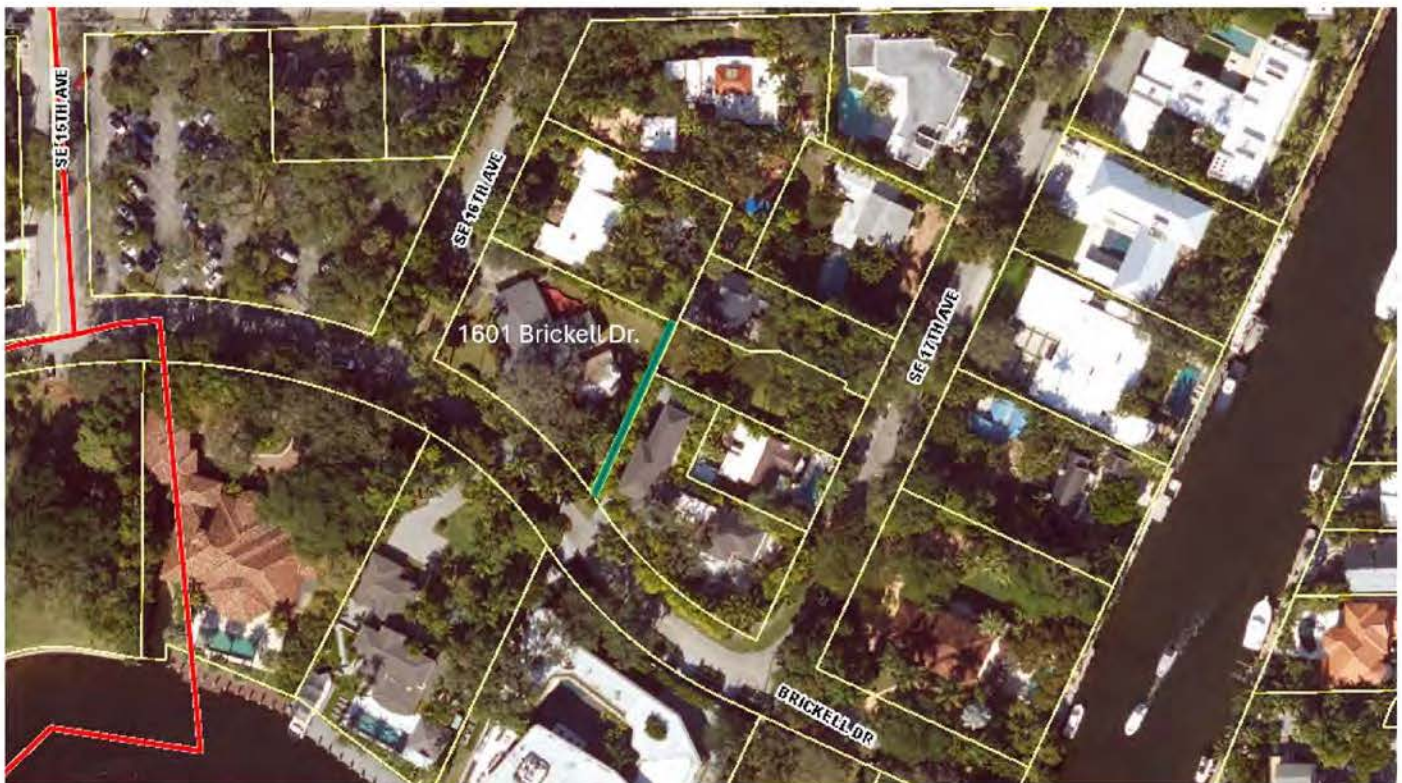
**Right-of-Way Vacation
Narrative**

1601 Brickell Drive

Fort Lauderdale, FL

<u>Section 1:</u>	<u>Description of Right-of-Way Vacation Request</u>
<u>Section 2:</u>	<u>Unified Land Development Regulations Analysis</u>
<u>Section 3:</u>	<u>Case Law</u>
<u>Section 4:</u>	<u>Conclusion</u>

This firm represents the owners of the properties located at 1601 Brickell Drive ("the Property"). The applicant respectfully requests to vacate the 5-foot wide and 142-foot-long "paper alley", as depicted in the aerial below.



Section 1: **Description of Right-of-Way Vacation Request**



This request pertains to a vacation of an alley right-of-way that was never improved and the northern through portion of the alley was previously vacated. This alley is located between SE 16th Ave and SE 17th Ave in the Collee Hammock neighborhood. The Property has a zoning classification of RS-8, with an underlying land use of Low residential.

The Applicant proposes to vacate the vestigial portion of the paper alleyway right-of-way. Traffic patterns will not be disturbed, as the dead-end alley has never been improved or used as an alley and provides no vehicular or pedestrian circulation.

Section 2: Unified Land Development Regulations Analysis

In terms of the development review, the Property and the proposed right-of-way vacation are subject to the following sections of the City of Fort Lauderdale Unified Land Development Regulations, ("ULDR"):

1. Section 47-5: Residential Zoning Districts

The Property has an underlying land use designation of Low Residential and is zoned RS-8.

2. Section 47-13.10: List of Permitted and Condition Uses

Applicant will maintain a single-family residential use. With the intent to combine this property with the commonly owned parcel to the east – 1613 Brickell Drive – to create one parcel with one single family home.

3. Section 47-24.6: Vacation of Rights-of-way

4. *Criteria. An application for a vacation of a right-of-way or other public place shall be reviewed in accordance with the following criteria:*

a. The right-of-way or other public place is no longer needed for public purposes; and

The portion of the right-of-way to be vacated is not needed for a public purpose. The property owners own the Properties on both sides of the alley and the northern portion of the alley has previously been vacated.

b. Alternate routes if needed are available which do not cause adverse impacts to surrounding areas; and

Alternate routes are not necessary as previously stated, the property owners own the Properties on both sides of the street, and due to the fact that the paper alley was never improved and the northern portion was previously vacated this is in effect a dead end paper alley.

c. The closure of a right-of-way provides safe areas for vehicles to turn around and exit the area; and

A vehicular turn around area is not necessary - as previously stated - the property owners



own the Properties on both sides of the street, and due to the fact that the paper alley was never improved and the northern portion was previously vacated this is in effect a dead end paper alley.

d. The closure of a right-of-way shall not adversely impact pedestrian traffic; and

Pedestrian access is not necessary - as previously stated - the property owners own the Properties on both sides of the street, and due to the fact that the paper alley was never improved and the northern portion was previously vacated this is in effect a dead end paper alley.

e. All utilities located within the right-of-way or other public place 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 utilities easement has been retained over the right-of-way area or portion thereof; or an easement in a different location has been provided for the utility facilities by the owner to the satisfaction of the city; or any combination of same and utilities maintenance shall not be disrupted.

The applicant/property owners have requested and received letters of no objection from the appropriate utility facilities.

Section 3: Case Law:

It is well established that the title of an owner of land abutting on a street or highway extends to the center of the road. *Florida State Tpk. Auth. v. Anhoco Corp.*, 107 So. 2d 51, 54 (Fla. 3d DCA 1958) (citing *Smith v. Horn*, 70 Fla. 484 (Fla. 1915); *Burns v. McDaniel*, 104 Fla. 526, (Fla. 1932)). Under a common law dedication, the fee does not pass from the grantor to the public entity. The public acquires only a right of easement in trust, so long as the dedicated land is used for the purpose of the dedication. *Robbins v. White*, 52 Fla. 613 (Fla. 1907). The title of the grantor is legal, but subject to the right of the public to the beneficial use of the land until such time as the dedication is rejected, surrendered or abandoned. A municipality abandons an easement when it is no longer being used for a public purpose, or the purpose defined in the dedication. *Leibowitz v. City of Miami Beach*, 592 So. 2d 1213 (Fla. 3d DCA 1992); *Robbins v. White*, 52 Fla. 613 (Fla. 1907).

Ownership of the underlying land of a dedicated right-of-way remains with the abutting property owners. A transfer of the land by the abutting property owners, subject to the right-of-way, passes title of the underlying fee to the grantee. Thus, the easement remains with the public body, but ownership of the fee follows the abutting property. See *United States v. 16.33 Acres of Land in County of Dade*, 342 So.2d 476, 478 (Fla. 1977); *Smith v. Horn*, 70 Fla. 484 (Fla. 1915); *Florida Southern Railway Company v. Brown*, 23 Fla. 104 (Fla. 1887); *Servando Building Co. v. Zimmerman*, 91 So.2d 289, 291 (Fla. 1956); *Emerald Equities, Inc. v. Hutton*, 357 So.2d 1071 (Fla. 2d DCA 1978).

The relevant alley was dedicated to the public for use as a thoroughfare by Mary



Brickell's original plat of the area – See Plat submitted with this application. A thoroughfare is defined as a road or path forming a route between two places. In this case, the use as a thoroughfare ended when the northern portion of the paper alley was vacated.

The Applicant's own the underlying land and the public has an easement right until such time as the dedication is rejected, surrender, or abandon, as discussed above. Furthermore, it is impermissible to convert a dedication of a street into another use, such as a park. *See Judicial Order entered against the City of Fort Lauderdale in the 17th Judicial Circuit, Case No. 80-14749, O.R. Book 9607 Page 923.*

Section 4: Conclusion

The request for right-of-way vacation along the 5-foot wide, 142-foot-long dead-end portion of the paper alley will have no impact on the surrounding neighborhood. Granting the requested vacation would not alter the current use of the Property, nor any existing traffic patterns. The dead-end alley as currently unimproved no longer serves a public use for use as a thoroughfare. Further, the unimproved alley offers no vehicular or pedestrian access to anywhere. Accordingly, the Applicant will meet standards and requirements set forth by the ULDR.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 10686-26

CLIENT :

MARACORE BUILDERS

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF THE WEST ONE-HALF OF THAT CERTAIN 10 ALLEY LYING WITHIN BLOCK 49 OF "COLEE HAMMOCK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 10 OF SAID BLOCK 49;

THENCE NORTH 00°13'59" EAST ALONG THE EAST LINE OF LOT 11 OF SAID BLOCK 49, A DISTANCE OF 41.00 FEET;

THENCE SOUTH 89°39'16" EAST, A DISTANCE OF 5.00 FEET TO A POINT ON THE CENTERLINE OF SAID 10 FOOT ALLEY;

THENCE SOUTH 00°13'59" WEST ALONG THE CENTERLINE OF SAID 10 FOOT ALLEY, A DISTANCE OF 144.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 26°26'03" WEST);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH RIGHT-OF-WAY LINE OF BRICKELL DRIVE, HAVING A RADIUS OF 406.85 FEET, A CENTRAL ANGLE OF 00°46'56" AND AN ARC DISTANCE OF 5.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE NORTH 00°13'59" EAST ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 100.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; CONTAINING 714 SQUARE FEET MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JUNE, 2026. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

Richard E. Cousins
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE ASSUMED.

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	06/15/26	----	AM	REC

LAND
DESCRIPTION &
SKETCH FOR
ALLEY VACATION

ADDRESS:
1601 BRICKELL DRIVE

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 10686-26

CLIENT :

MARACORE BUILDERS

LEGEND:

CKD CHECKED BY
 DWN DRAWN BY
 FB/PG FIELD BOOK AND PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 P.B. PLAT BOOK
 B.C.R. BROWARD COUNTY RECORDS
 R RADIUS
 Δ CENTRAL ANGLE
 A ARC DISTANCE

ADDRESS:
 1601 BRICKELL DRIVE

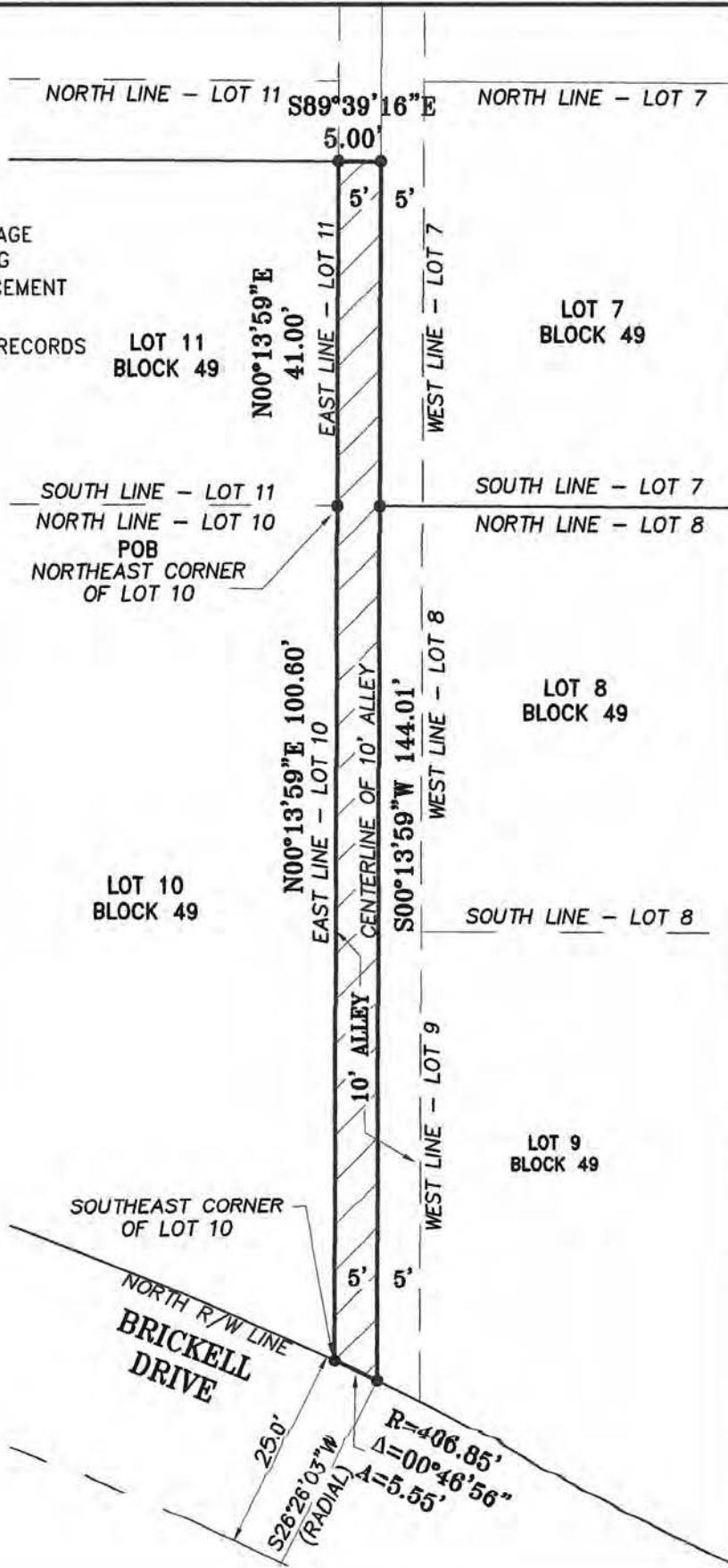
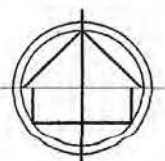
SCALE: 1" = 20'

SHEET 2 OF 2

LAND
 DESCRIPTION &
 SKETCH FOR
 ALLEY VACATION

LAND DESCRIPTION AND SKETCH

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	06/15/26	----	AM	REC



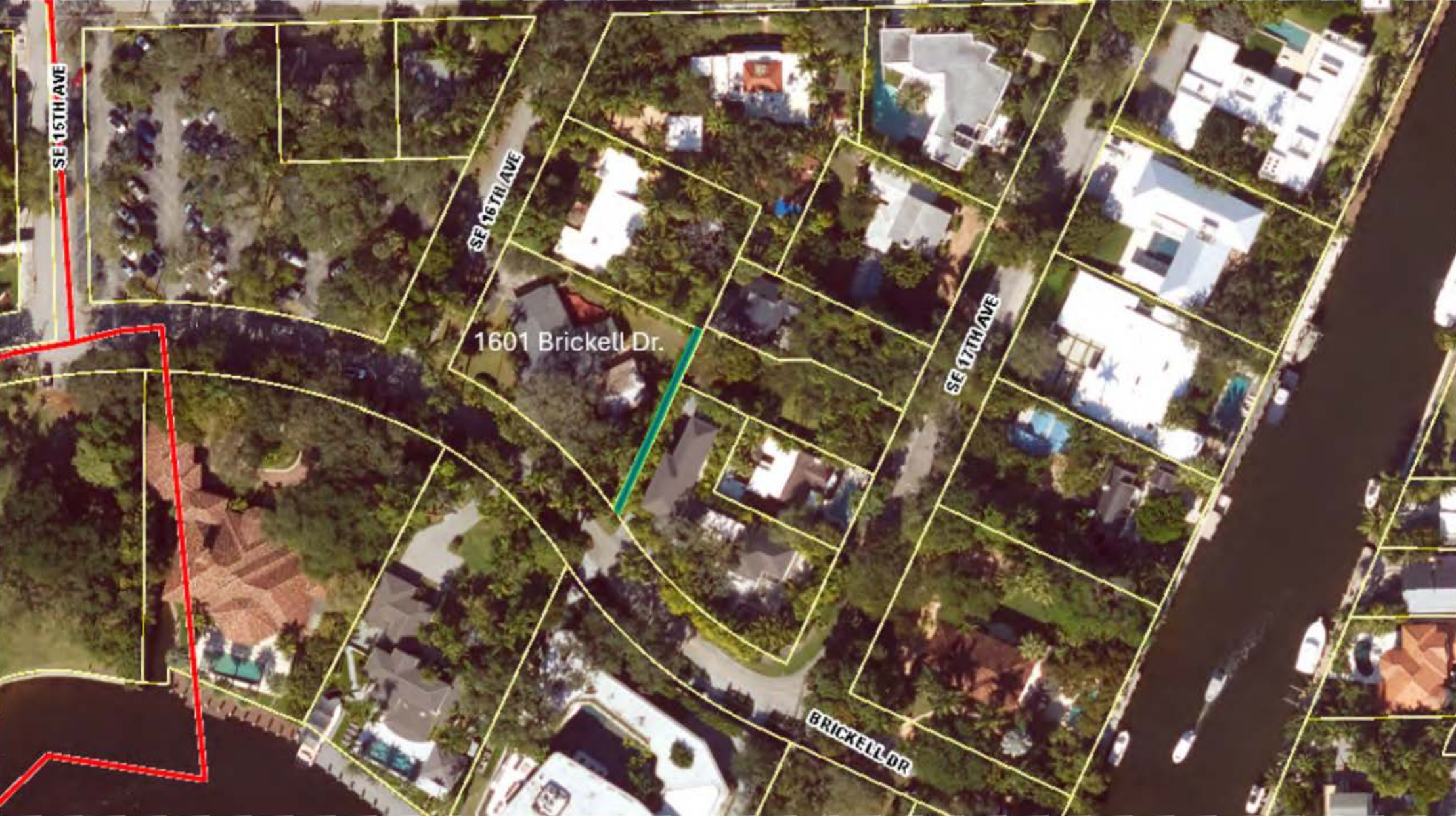
SE 15TH AVE

SE 16TH AVE

SE 17TH AVE

1601 Brickell Dr.

BRICKELL DR



Richard A Berkovitz Revocable Trust

February 10, 2026

David Soloman
City Clerk
1 East Broward Blvd. | Suite 444 |
Fort Lauderdale, Florida 33301

**Re: Property Located at 1601 Brickell Drive, Fort Lauderdale, FL 33301 (the
"Property")**

Dear Mr. Soloman,

Crush Law, P.A., specifically Courtney Crush and Jason Crush are authorized to represent the Richard A Berkovitz Revocable Trust for the purpose of processing a right of way vacation and other development entitlement action for the Property.

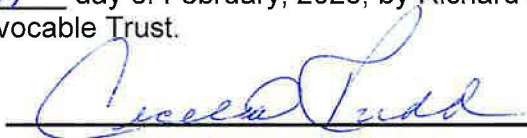
Sincerely,



Richard A. Berkowitz - Trustee
Richard A Berkovitz Revocable Trust

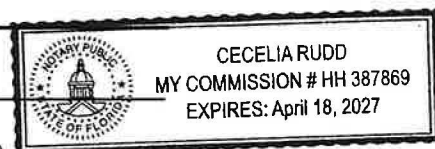
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization this 11 day of February, 2026, by Richard A. Berkowitz as Trustee of
the Richard A Berkovitz Revocable Trust.



(NOTARY SEAL) _____

(Name of Notary Typed, Printed, or Stamped)



Personally Known ☒ OR Produced Identification _____ Type of Identification Produced _____



Property Address	BRICKELL DRIVE, FORT LAUDERDALE FL 333 - 7 232	ID #	5042 11701 3470 7
Property Owner	RICHARD A BERKOWITZ REV TR BERKOWITZ, RICHARD A TRUSTEE	Millage	0312
Mailing Address	1601 BRICKELL DR FORT LAUDERDALE FL 33301-2327	Use	7 01707 7
Abstr Legal Description	COLEB FARM MOCK 7-17 BLOT 10, 11 LESS 9 BZK 49		

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. 193.017(8)

* 2026 values are considered working values and are subject to change.

Year	Lan 7	Bui7 ing7/ Improvement	Ju t / Market Value7	A 7 e e / SOH Value	Tax 7
2 2 * 7	\$691,840	\$1,874,660 7 7	\$2,566,500	\$2566,500	7
2 25 7	\$691,840	\$855,7607	\$17547,6007	\$559,3807	\$10,328.46
2 24 7	\$691,840 7 7	\$822,670 7 7	\$1,514,510 7 7	\$543,620 7 7	\$9,969.70 7
2 2 7 Exemption7 an 7 Taxablē Value7 by7 Taxing7 Authority7					
7	County	7	School Board 7 7	Municipal 7	In Depēn 7ent7 7
Ju 7 Value77	\$2566,5007		\$2566,50077	\$2566,50077	\$2566,500
Portability	0		0 7	0 7	0
A e 7e /SOH 7	\$2,566,50077		\$2,566,50077	\$2,566,50077	\$2,566,500
Home tea 7 7	0 7		0 7	0 7	0
A 7 . Home tea 7	0 7		0 7	0	0
Wi /Ve7/Di7 7	0		0	0	0
Sehiōr7	0		0	0	0
Exēpt Type77	0 7		0 7	0 7	0
Taxablē 7	\$2,566,500	7	\$2,566,500	7 \$2,566,500	7 \$2,566,500 7

Sale 7Hi7ōr7 7				Lañ 7Calculā7ion7		
Date 7	Type77	Price 7	Book7Page7or7CIN 7	Price 7	Factor77	Type7
5/29/2025 7 7	WD-7	\$2,950,000 7 7	2 252484 7	\$40.00 7 7	17,296 7 7	SF77
7/7/1984 7 7	PR7 7	7	852 /792			
11/1/1978 7 7	WD 7 7	\$20,000 7 7		7	7	
7	7	7		7	7	

				Adj. Bldg. . . rd, Sketch)				3404
				Units Beds Baths				1/3/3
				Eff. Act. Year Built: 1968 1963				
pecial Assessments								
ire	Garb	Light /	Drain	Impr S /	afe S	torm	Misc2	Misc
03						F1		
R	/	/				/		/
1 /			/	/	/	1	/	/