

# BROWARD BARRON, INC.

November 25, 2008

Ms. Carolyn Dekle, Executive Director  
South Florida Regional Planning Council  
3440 Hollywood Boulevard, Suite 140  
Hollywood, FL 33021

**RE: RIVERBEND DEVELOPMENT OF REGIONAL IMPACT (DRI)  
APPLICATION FOR DEVELOPMENT APPROVAL (ADA)**

Dear Ms. Dekle,

This letter constitutes the formal submittal of the Application for Development Approval for the Riverbend Development of Regional Impact.

The Ft. Lauderdale Riverbend DRI site is generally located directly west of I-95 and east of SW 27<sup>th</sup> Avenue, bifurcated by Broward Boulevard. The initial phase of the Riverbend project, Riverbend Corporate Park, is situated on eighteen acres in the City of Ft. Lauderdale CRA district. Approximately 300,000 square feet of Class A office product has been approved on this 18 acre parcel that was purchased from the City of Ft. Lauderdale CRA under an RFP that was conducted in 2001. Construction is nearly complete on the first building in Phase One of the Project – a 67,000 square foot office building. This parcel, “Riverbend Corporate Park”, is currently under review by the DCA as a Pre-Development Agreement (PDA). The property was purchased in December of 2003 at a market price. Platting, re-zoning, street vacation, and site plan approval are complete. The development concept and plan were part of an RFP process and were endorsed by the City and CRA in the awarding of the RFP to Riverbend. The initial phase contains a main street that will serve as the center of the park. Amenities such as retail and food service shall be located on this main street in future buildings. The new street system in this phase shall be expandable to allow easy access by car, foot, or trolley to mass transit facilities along the tri-rail line and car access to Broward Blvd., N.W. 27<sup>th</sup> Ave. and dedicated ramps to and from I-95 that were specifically built by the DOT to serve the current park and ride lots. It should also be noted that the PDA is currently being amended to include the Broward County Supervisor of Elections facility, a project awarded to the applicant, Broward Barron Inc., in early 2007.

Lease negotiations are underway between Broward Barron Inc. & FDOT as part of the ongoing redevelopment efforts of the DOT Park and Ride lot into a new intermodal facility that will serve as the hub between tri-rail and the future east west rail that will continue on to downtown Ft. Lauderdale.

This project should ultimately include over 3,300,000 square feet of Class A Office, 1,000 residential units, over 600,000 square feet of regional vertical retail product, and related services in a location that is truly the future regional transportation hub of Broward County. Over 13,000 people will be working here and providing the impetus for the redevelopment of the entire area. The project embodies mixed-use development, and boasts transit-oriented development (T.O.D.) design principles. The taxable value of the project will obviously have a meaningful impact for both the County and the City of Ft. Lauderdale.

Please do not hesitate to contact us should you and your staff have any questions. I greatly look forward to working with the Regional Planning Council staff on this significant project to ensure a smooth processing of the application.

Kind Regards,



Nathaniel Ernest-Jones  
Planning & Development  
Broward Barron, Inc.