

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	ISGETTE'S RUNWAY (Parcel A-2)	Number:	060-MP-93
Applicant:	MSG I-595, LLC	Comm. Dist.:	7
Agent:	Land Plan Engineering Group, Inc.	Sec/Twp/Rng:	20-50-42
Location:	South Side of I-595, Between Southwest 30 Avenue and Southwest 26 Terrace	Platted Area:	7.6 Acres (Parcel A-2)
City:	Dania Beach	Gross Area:	N/A
Replat:	This is a New Finding of Adequacy for a Portion of a Recorded Plat (Plat Book 158, Page 18)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Dania Beach
Proposed Use:	150,000 Sq. Ft. Industrial (Parcel A-2)	Plan Designation:	Industrial. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	I-595	North:	Industrial
South:	Industrial	South:	Industrial
East:	Vacant	East:	Industrial
West:	Utilities/FP&L	West:	Industrial (Hollywood)
Existing Zoning:	IROM-AA	Proposed Zoning:	SAME

RECOMMENDATION (See Attached Conditions)

APPROVAL: Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 06/06/17
Action Deadline: 08/15/17
Deferral Dates:

Prepared: SMC
Reviewed:
Approved:

SERVICES

Wastewater Plant:	Hollywood (02/17)	Potable Water Plant:	BCWWS 3A (08/16)
Design Capacity:	55.5500 MGD	Design Capacity:	59.50 MGD
12-Mo. Avg. Flow:	34.6500 MGD	Peak Flow:	4.10 MGD
Est. Project Flow:	0.0150 MGD	Est. Project Flow:	0.03 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
N/A	N/A

Local:
Regional:

	Land Dedication	Impact Fee	Admin. Fee
Local:	N/A	N/A	N/A
Regional:	N/A	N/A	N/A

TRANSPORTATION

Concurrency Zone: Southeast	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	108	*	N/A
Total:	108	*	N/A

* See Staff Comment No. 5

See Finding No. 1

* See Recommendation No. 16

ISGETTE'S RUNWAY (Parcel A-2)
060-MP-93

STAFF COMMENTS

- 1) This plat was approved on March 15, 1994, for 20.8 acres of industrial use. The plat note was subsequently amended on June 24, 2008 and August 5, 2008 for 60,000 square feet of office use on Parcel A-1; 100,000 square feet of office use and 100,000 square feet of vocational technical school on Parcel A-2; and industrial use on the remainder of the plat, with a requirement that either a principle building permit be issued or infrastructure for development be substantially completed on Parcels A-1 and or A-2 by June 24, 2013. A request to extend the plat's findings of adequacy until June 24, 2015, was issued in accordance with Florida Statutes Chapter 2012-205, Section 24(1). No building permit was issued or infrastructure installed by that date, and in accordance with Section 5-181(o) of the Land Development Code, the County's findings of adequacy have expired. This application for a new finding of adequacy is for Parcel A-2 only.

It should be noted that the County's finding of adequacy for Parcel A-1 has expired, and no additional building permits will be issued on that parcel until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code.

- 2) Staff findings and recommendations pertaining to this application for a new finding of adequacy for Parcel A-2 are based on the use being 150,000 square feet of industrial use. The industrial square footage on this parcel may consist of either general industrial uses with up to 30% ancillary office, industrial/office uses with up to 50% ancillary office, and/or industrial/showroom uses with up to 30% office and/or commercial use, upon satisfaction of appropriate transportation concurrency fees.
- 3) The review of this application for a new finding of adequacy for Parcel A-2 included the information contained in the application, the property survey, the site plan, the recorded plat and the Development Review Report approved by the County Commission on March 15, 1994. Review by the Highway Construction and Engineering Division and the Transit Division also included changes to the adjacent roadways and changes on the adjoining properties.

This application also included an amendment to the non-vehicular access line along the east side of Southwest 30 Avenue by adding a 55-foot opening restricted to right turns only, adjacent to Parcel A-2, and by relocating an existing 100-foot access easement approximately 12 feet east. These access changes will allow for the construction of a right turn lane at the 55-foot opening and complies with the I-595 Business Center site plan for Parcel A-2.

- 4) The comments, findings and recommendations contained in this report supersede all previous development review reports and delegation requests approved by the County Commission.

- 5) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s) as defined in the ordinance, including interior mezzanines and canopy over exterior loading areas.
- 6) Road impact fees were paid for industrial acreage prior to plat recordation. Therefore, the road impact and administrative fees are satisfied for a portion of the PM peak hour trips generated by the proposed 105,000 square feet of industrial use on Parcel A-2. The remaining balance of PM peak hour trips on Parcel A-2 will be subject to transportation concurrency fees, which will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 7) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 8) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 9) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 10) Review of available information by staff of the Aquatic and Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483, due to the possibility of

mangroves on this site, at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

- 11) This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.
- 12) The Water and Environmental Licensing Section encourages that all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.
- 13) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 14) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Dania Beach. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 15) An Environmental Resource License will be required for impacts to any wetlands and may be required for any other activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 at the earliest convenient time to request a wetland delineation and to determine any specific license requirements.

- 16) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 17) The subject plat contains a known contaminated site and is in the vicinity of other known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 18) Approval of this new findings of adequacy does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 19) This property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-2291.
- 20) This project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area. A BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. Please visit www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.
- 21) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Dania Beach and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Dania Beach Community Development Division at 954-924-6805

to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 22) This site is currently serviced on Southwest 30 Avenue by BCT Route 6.
- 23) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this new findings of adequacy may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 24) The attached comments regarding this Parcel A-2's compliance with the Effective Land Use Plan have been received from the Broward County Planning Council.
- 25) The attached letter from the City of Dania Beach states that the City has no objection to extending the findings of adequacy, amending the note and modifying the access for Parcel A-2.
- 26) 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.
- 27) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This application for a new findings of adequacy satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

Highway Construction and Engineering Division and Transit Division staff have determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and this plat to comply with the

adequacy standards of the Broward County Land Development Code. Staff has the following recommendations:

NEW REQUIREMENTS RECOMMENDED AS CONDITIONS OF APPROVAL OF THE NEW FINDING OF ADEQUACY

NON-VEHICULAR ACCESS LINE AMENDMENT REQUIREMENTS (NVAL Amendment Agreement)

- 1) The property owners of Tract A-2 (Folio Number 504220500012) shall execute the Amendment to Non-Vehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
- 2) The applicant shall prepare the legal descriptions for the Exhibits to the Non-Vehicular Access Lines Amendment Agreement according to the details outlined in this report.
- 3) The applicant shall submit an Opinion of Title from an attorney or a Title Certificate from a title company showing the following information:
 - A) The same legal description as the affected portion of the recorded plat.
 - B) Record owner(s) name(s).
 - C) Mortgage holder(s) name(s). If none, it should so state.
 - D) The date through which records were searched (within 30 days of submittal).
 - E) Original signature and/or seal.
- 4) For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.
- 5) Exhibit "C" to the Non-Vehicular Access Line (NVAL) Agreement shall describe and illustrate a new non-vehicular access line along the ultimate right-of-way for Southwest 30 Avenue except for the following:
 - A) A 55-foot opening with centerline located approximately 27 feet of south of the north plat limits. Said non-access line will extend along the entrance on both sides for a minimum of 75 feet. This opening is restricted to right in/right out turns only. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.
 - B) An existing 100-foot opening located approximately 216 feet north of the south plat limits. Said non-access line shall extend along both sides of the ingress/egress easement except for 100 feet on both sides of the easement boundary. The easement recorded via Plat Book 44427, Page 357 and Instruments Number 113187790 and 112920364 satisfy the easement requirement.

NEW RIGHT-OF-WAY REQUIREMENTS (Separate Instrument)

- 6) Right-of-way for a northbound right turn lane on Southwest 30 Avenue at the 55-foot opening with 150 feet of storage and 50 feet of transition.

ACCESS EASEMENT REQUIREMENTS (Separate Instrument)

- 7) Provide a 55-foot wide by 75-foot deep ingress/egress easement in the 55-foot opening on Southwest 30 Avenue. These dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division.

NEW TRAFFICWAY IMPROVEMENTS (Additional Security and Agreement)

- 8) For the two-way driveway that will be centered in a 55-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.
- 9) A northbound right turn lane on Southwest 30 Avenue at the 55-foot opening with 150 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS (Additional Security and Agreement)

- 10) Along Southwest 30 Avenue adjacent to this plat.

NEW PAVEMENT MARKING AND SIGNING REQUIREMENTS (Additional Security and Agreement)

- 11) Construction of the required improvements shall include the installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. The design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation (FDOT) for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 12) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

- 13) The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or the commencement of construction. Security amounts shall be based upon the one of the following:
- A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
 - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
 - C) All forms are available on the Highway Construction and Engineering Division's web page at:
<http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

IMPROVEMENT PLAN SUBMITTAL (Pre-Construction and Security Release Requirements)

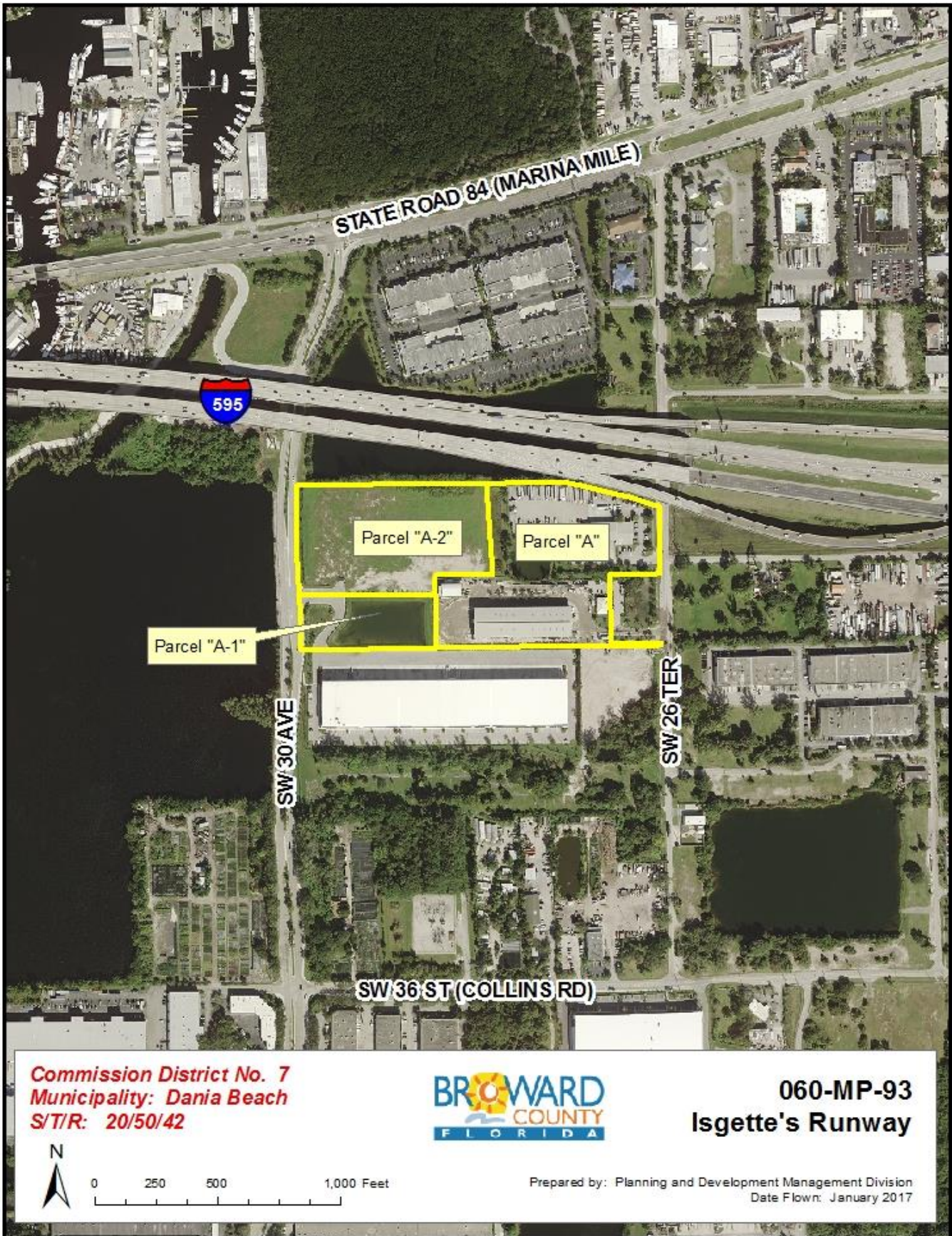
- 14) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to plat recommendations, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.
- 15) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for the relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without a field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

GENERAL RECOMMENDATIONS


- 16) Applicant must pay any additional transportation concurrency fees for Parcel A-2 during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code.
- 17) Within twelve (12) months of approval of this application for a new finding of adequacy, comply with all conditions of approval and record an agreement acceptable to the County Attorney's Office to amend the note on the plat as follows:

- A) Parcel A-2 is restricted to 150,000 square feet of industrial use. Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees. No freestanding office, freestanding banks or bank drive-thru facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.
- B) Parcel A-1 is restricted to 60,000 square feet of office use. The County's finding of adequacy for Parcel A-1 has expired, and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code.
- C) The remainder of the plat is restricted to industrial use.
- D) This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
- E) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval on Parcel A-2 are not issued by **June 6, 2022**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- F) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads on Parcel A-2 have not been substantially completed by **June 6, 2022**, which date is five (5) years from the date of approval of this application by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

- G) Any structure within this plat must comply with Section IV D. 1. f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
- 18) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Isgette's Runway (Parcel A-2) (Findings of Adequacy)
(060-MP-93) City of Dania Beach

DATE: February 16, 2017

The Future Land Use Element of the City of Dania Beach Comprehensive Plan is the effective land use plan for the City of Dania Beach. That plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. This plat is generally located on the south side of Interstate 595, between Southwest 26 Terrace and Southwest 30 Avenue.

The proposed industrial use is in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Industrial
South: Industrial
East: Industrial
West: Industrial (City of Hollywood)

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: Robert Baldwin, City Manager
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department
City of Dania Beach



City of Dania Beach FLORIDA

November 22, 2016

Evangeline Kalus, Senior Planner
Planning and Development Management Division
1 University Drive, Bldg A, Suite 102
Plantation, FL 33324

RE: City Delegation Request for Isgette Runway Plat

Dear Ms. Kalus:

The City of Dania Beach Development Review Committee (staff) has reviewed the request for a Finding of Adequacy, Change in Development Intensity and Change to Development Requirements for the Isgettes Runway Plat, Parcel A-2 as recorded in Book 158 Page 18 in the plat records of Broward County and has no objection to the request being forwarded to Broward County for approval. City Commission approval is necessary.

The proposed Industrial development is located in Section 20, Township 50, and Range 42E on the south side of I-595, and east of SW 30th Avenue in the City of Dania Beach. The property has direct access to SW 30th Avenue via an existing joint access opening.

The site consists of one (1) Parcel containing 7.591 AC and the applicant proposes to construct one warehouse buildings with a total area of 150,000 SF of Industrial Use along with the required roadways and infrastructure to support the project.

Finding of Adequacy on the "Isgettes Runway" Plat, Parcel "A-2"

The Applicant is filing a Finding of Adequacy with Broward County to reinstate the Development Rights for the Isgettes Runway Plat, Parcel A-2.

Delegation Request to Amend the Note on the "Isgettes Runway" Plat "A-2"

The applicant is requesting that the Plat Note be changed to allow for the construction of a proposed Industrial / Office- Showroom Use in accordance with the City of Dania Beach IROM-AA Zoning Requirements.

The requested Note Amendments would be as follows:

Current Note:

Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use. Parcel A-2 (see attached legal description) is restricted to 100,000 square feet of vocational technical school. The remainder of Parcel A is restricted to industrial use.

Proposed Note:

Parcel A-1 (see attached legal description) is restricted to 60,000 square feet of office use. Parcel A-2 (see attached legal description) is restricted to 150,000 square feet of industrial use. The remainder of Parcel A is restricted to industrial use.

Industrial uses on Parcel A-2 may have a maximum of thirty percent (30) ancillary office/commercial use or a maximum of fifty percent (50) ancillary office use upon satisfaction of impact/concurrency fees.

Delegation Request to Amend the Development Requirements on the "Isgettes Runway" Plat, Parcel "A-2".

The Applicant is requesting a change to the Development Requirements to change the NVAL and Access Easement and to provide for the Construction of a Northbound Right Turn Lane along SW 30th Ave.

Please let me know if you need any further information.

Sincerely,



Corinne Lajoie, AICP, LEED G.A.
Planning and Zoning Manager

CC: Peter Gallo, PE
Anne-Christine Carrie, Planner

Parcel A-1

DESCRIPTION: (PARCEL A-1)

A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #1; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", NORTH 89°29'20" EAST 16.49 FEET TO THE POINT OF BEGINNING #1; THENCE NORTH 06°46'17" EAST 0.13 FEET TO A POINT ON A 2729.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 89°43'58" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'40" AN ARC DISTANCE OF 118.01 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 02°43'30" WEST 99.05 FEET; THENCE NORTH 89°29'20" EAST 537.99 FEET; THENCE SOUTH 00°54'58" EAST 217.10 FEET TO THE SOUTH LINE OF SAID PARCEL "A"; THENCE ALONG SOUTH LINE OF SAID PARCEL "A" SOUTH 89°29'20" WEST 533.67 FEET TO THE POINT OF BEGINNING #1.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 116147 SQUARE FEET (2.666 ACRES) MORE OR LESS.

TOGETHER WITH INGRESS/EGRESS EASEMENT, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #1; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°19'57" EAST 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", SOUTH 00°58'17" EAST 388.82 FEET; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°43'30" EAST 110.23 FEET; THENCE NORTH 87°16'30" EAST 405.98 FEET TO POINT OF BEGINNING #1; THENCE CONTINUE NORTH 87°16'30" EAST 94.33 FEET TO A POINT ON A 54.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 56°22'15" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°58'43" AN ARC DISTANCE OF 22.60 FEET TO A POINT OF REVERSE CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°36'27" AN ARC DISTANCE OF 30.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" WEST 28.29 FEET TO A POINT OF CURVATURE OF A 80.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°46'44" AN ARC DISTANCE OF 26.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 18°46'44" EAST 96.74 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 89°29'20" WEST 62.23 FEET; THENCE TOWARDS THE RADIUS POINT OF THE NEXT DESCRIBED CURVE NORTH 00°23'23" WEST 8.82 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 108°23'21" AN ARC DISTANCE OF 37.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 18°46'44" WEST 49.89 FEET TO A POINT OF CURVATURE OF A 110.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°46'44" AN ARC DISTANCE OF 36.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 10.63 FEET TO A POINT OF CURVATURE OF A 60.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°35'47" AN ARC DISTANCE OF 67.65 FEET TO THE POINT OF BEGINNING #1.

TOGETHER WITH

ANOTHER PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #2; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°19'57" EAST 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", SOUTH 00°58'17" EAST 388.82 FEET; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°43'30" EAST 10.23 FEET; THENCE NORTH 87°16'30" EAST 12.00 FEET TO POINT OF BEGINNING #2; THENCE CONTINUE NORTH 87°16'30" EAST 524.87 FEET; THENCE SOUTH 00°54'58" EAST 100.05 FEET; THENCE SOUTH 87°16'30" WEST 521.71 FEET; THENCE ALONG A LINE PARALLEL WITH AND 19.00 FEET EAST OF SAID WEST LINE OF PARCEL "A", NORTH 02°43'30" WEST 100.00 FEET TO THE POINT OF BEGINNING #2.

ALL THE ABOVE SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

SEE SHEET 2 OF 2 FOR SKETCH

SKETCH AND DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

03/27/08	REVISED - ADDED INGRESS/EGRESS EASEMENT.	LD	KL
DATE	REVISIONS	DATE	BY
DRAWN BY:	LP	CHECKED BY:	KL

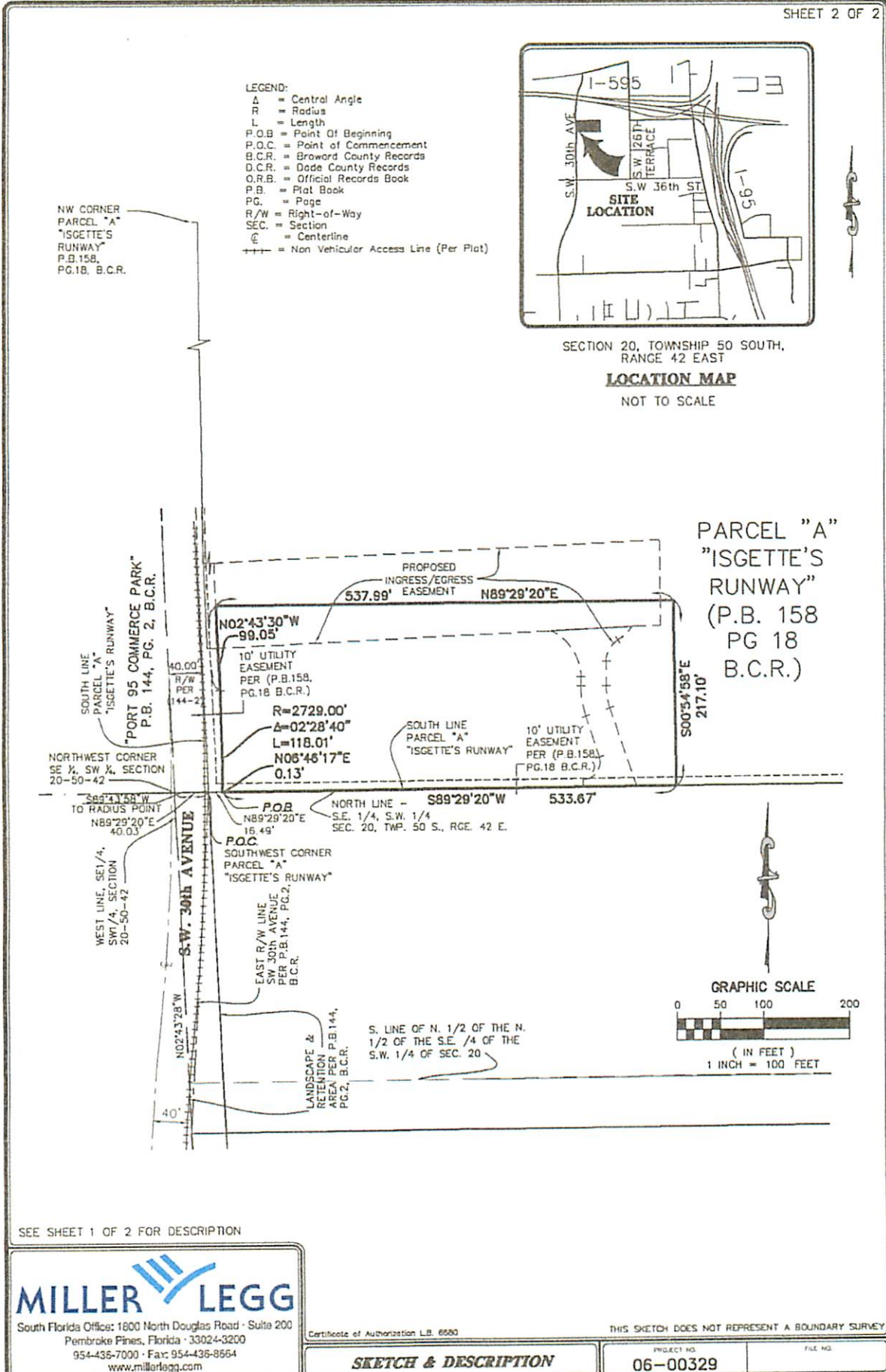
CERTIFIED TO:
MARINA MILE PARK OF COMMERCE, LLC

MILLER LEGG
South Florida Office: 1800 North Douglas Road - Suite 200
Pompano Beach, Florida - 33024-3200
954-436-7000 Fax: 954-436-8664
www.millerlegg.com

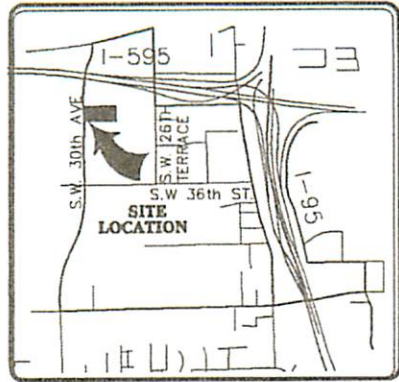
I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 20th DAY OF MARCH, 2008 A.D.

KAREN A. LYNCH
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5837
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: UM880

PROJECT NO. **06-00329** FILE NO.



- LEGEND:
- Δ = Central Angle
 - R = Radius
 - L = Length
 - P.O.B = Point Of Beginning
 - P.O.C = Point of Commencement
 - B.C.R. = Broward County Records
 - D.C.R. = Dade County Records
 - O.R.B. = Official Records Book
 - P.B. = Plat Book
 - P.G. = Page
 - R/W = Right-of-Way
 - SEC. = Section
 - ⊕ = Centerline
 - = Non Vehicular Access Line (Per Plat)

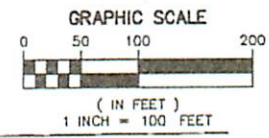


SECTION 20, TOWNSHIP 50 SOUTH,
RANGE 42 EAST

LOCATION MAP

NOT TO SCALE

PARCEL "A"
"ISGETTE'S
RUNWAY"
(P.B. 158
PG 18
B.C.R.)



SEE SHEET 1 OF 2 FOR DESCRIPTION



South Florida Office: 1800 North Douglas Road - Suite 200
Pembroke Pines, Florida - 33024-3200
954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

Certificate of Authorization LB 6580

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

PROJECT NO.
06-00329

FILE NO.



4341 S.W. 62nd Avenue

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF:
PARCEL A-2**

A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)
CITY OF DANIA BEACH, FLORIDA

LEGAL DESCRIPTION: (PARCEL A-2)

A PORTION OF PARCEL "A" OF "ISGETTE'S RUNWAY", AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #2; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°20'00" EAST 7.00 FEET TO THE POINT OF BEGINNING #2; THENCE CONTINUE NORTH 89°20'00" EAST 765.87 FEET; THENCE SOUTH 01°55'03" EAST 381.80 FEET; THENCE SOUTH 88°49'41" WEST 220.24 FEET; THENCE SOUTH 00°54'58" EAST 67.09 FEET; THENCE SOUTH 89°29'20" WEST 538.02 FEET; THENCE NORTH 02°43'30" WEST 50.71 FEET; THENCE SOUTH 87°16'30" WEST 12.00 FEET; THENCE NORTH 02°43'30" WEST 9.04 FEET; THENCE NORTH 89°19'57" EAST 2.95 FEET; THENCE ALONG A LINE PARALLEL WITH AND 10.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", NORTH 00°58'15" WEST 40.00 FEET; THENCE SOUTH 89°19'57" WEST 3.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", NORTH 00°58'15" WEST 350.00 FEET TO THE POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 330659 SQUARE FEET (7.591 ACRES) MORE OR LESS.

TOGETHER WITH INGRESS/EGRESS EASTMENT, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #2; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°19'57" EAST 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", SOUTH 00°58'17" EAST 388.82 FEET; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°43'30" EAST 110.23 FEET; THENCE NORTH 87°16'30" EAST 405.98 FEET TO THE POINT OF BEGINNING #3; THENCE CONTINUE NORTH 87°16'30" EAST 94.33 FEET TO A POINT ON A 54.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 56°22'15" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°58'43" AN ARC DISTANCE OF 22.60 FEET TO A POINT OF REVERSE CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°36'27" AN ARC DISTANCE OF 30.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" WEST 28.29 FEET TO A POINT OF CURVATURE OF A 80.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°46'44" AN ARC DISTANCE OF 26.22 FEET TO A POINT OF TANGENCY; THENCE SOUTH 18°46'44" EAST 96.74 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 89°29'20" WEST 62.23 FEET; THENCE TOWARDS THE RADIUS POINT OF THE NEXT DESCRIBED CURVE NORTH 00°23'23" WEST 8.82 FEET TO A POINT ON A 20.00 FOOT RADIUS

LEGAL DESCRIPTION: (CONTINUED)

CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 108°23'21" AN ARC DISTANCE OF 37.83 FEET TO A POINT OF TANGENCY;

THENCE NORTH 18°46'44" WEST 49.89 FEET TO A POINT OF CURVATURE OF A 110.00 FOPOT RADIUS CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°46'44" AN ARC DISTANCE OF 36.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 10.63 FEET TO A POINT OF CURVATURE OF A 60.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64°35'47" AN ARC DISTANCE OF 67.65 FEET TO THE POINT OF BEGINNING #3.

TOGETHER WITH

ANOTHER PORTION OF PARCEL "A", "ISGETTE'S RUNWAY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING POINT OF COMMENCEMENT #2; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", NORTH 89°19'57" EAST 7.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 7.00 FEET EAST OF THE WEST LINE OF SAID PARCEL "A", SOUTH 00°58'17" EAST 388.82 FEET; THENCE ALONG SAID PARALLEL LINE, SOUTH 02°43'30" EAST 10.23 FEET; THENCE NORTH 87°16'30" EAST 12.00 FEET TO THE POINT OF BEGINNING #4; THENCE CONTINUE NORTH 87°16'30" EAST 524.87 FEET; THENCE SOUTH 00°54'58" EAST 100.05 FEET; THENCE SOUTH 87°16'30" WEST 521.71 FEET; THENCE ALONG A LINE PARALLEL WITH AND 19.00 FEET EAST OF SAID WEST LINE OF PARCEL "A", NORTH 02°43'30" WEST 100.00 FEET TO THE POINT OF BEGINNING #4.

ALL THE ABOVE SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N 89°19'57"E. ALONG THE NORTH LINE OF PARCEL "A", ISGETTE'S RUNWAY, AS RECORDED IN PLAT BOOK 158, AT PAGE 18. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

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DATE: Jan 03, 2017
RICHARD G. CRAWFORD Jr.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK
10/31/16	DRL	RGC	N/A

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL
SHEET 1 OF 2

SKETCH NO. 15-8237_PARCEL A-2

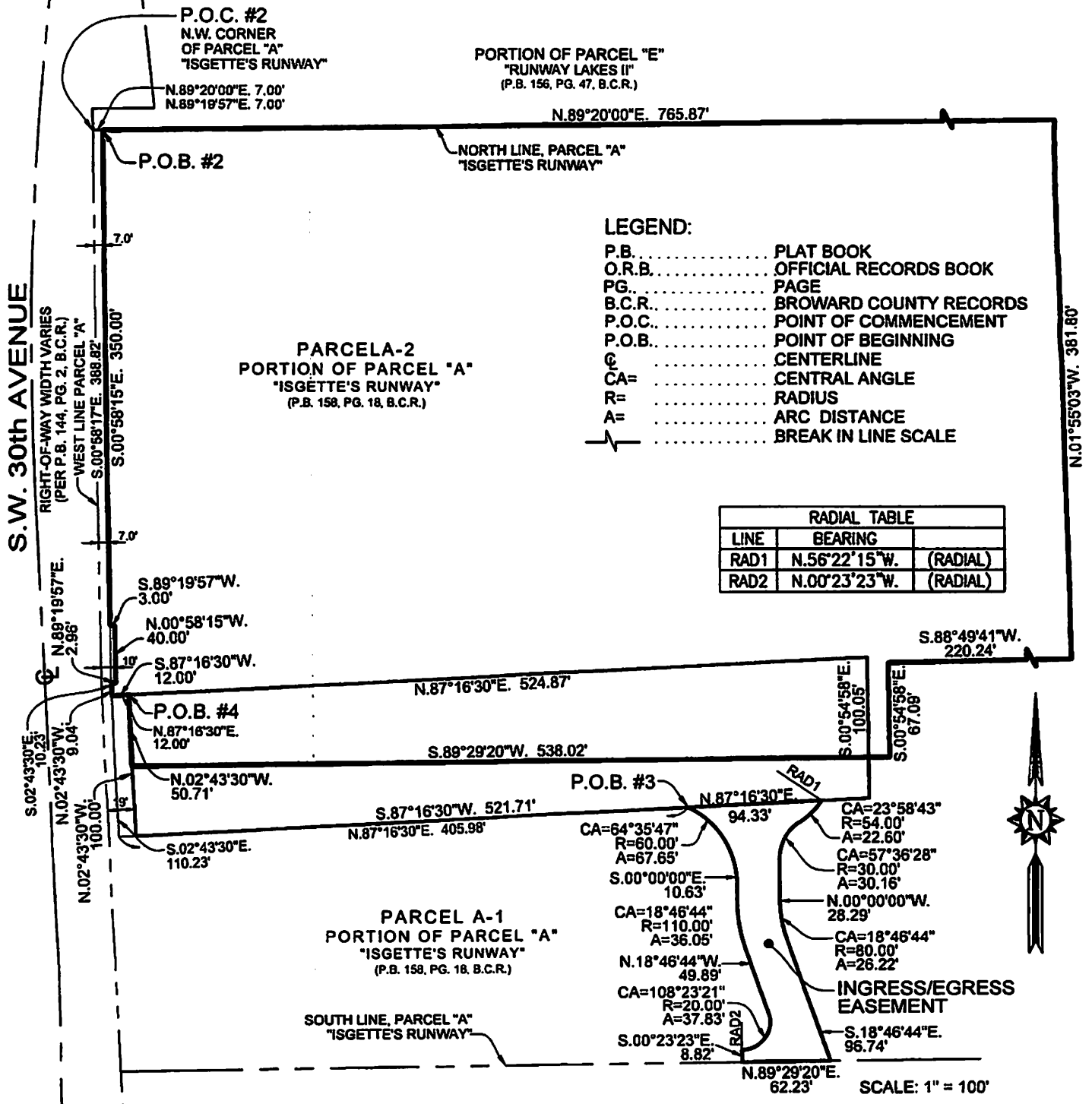


4341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION

PARCEL A-2
A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)
CITY OF DANIA BEACH, FLORIDA



NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.





STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd Avenue

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF:
EXISTING NON-VEHICULAR ACCESS LINE
A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)
CITY OF DANIA BEACH, FLORIDA**

LEGAL DESCRIPTION: (VACATED EXISTING NON-VEHICULAR ACCESS LINE)

TWO (2) LINES LYING WITHIN PARCEL "A" OF "ISGETTE'S RUNWAY" ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 158, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINES BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "A" OF SAID "ISGETTE'S RUNWAY"; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL "A", NORTH 89°19'57" EAST 7.00 FEET TO THE POINT OF BEGINNING No. 1; THENCE SOUTH 00°58'17" EAST 350.00 FEET; THENCE NORTH 89°19'57" EAST 3.00 FEET; THENCE SOUTH 00°58'17" EAST 40.00 FEET; THENCE SOUTH 89°19'57" WEST 2.96 FEET; THENCE SOUTH 02°43'30" EAST 10.04 FEET; THENCE NORTH 89°29'19" EAST 112.00 FEET TO THE POINT OF TERMINATION No. 1

TOGETHER WITH THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE AFORESAID POINT OF TERMINATION No. 1; THENCE SOUTH 02°43'48" EAST 100.08 FEET TO THE POINT OF BEGINNING No. 2; THENCE SOUTH 89°29'19" WEST 100.00 FEET, THENCE SOUTH 02°43'30" EAST 47.20 FEET; THENCE SOUTH 02°44'43" EAST 1.03 FEET TO A POINT ON A 2729.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 87°15'19" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°28'40" AN ARC DISTANCE OF 118.01 FEET TO THE POINT OF NON-TANGENCY; THENCE SOUTH 06°46'17" WEST 0.13 FEET TO THE POINT OF TERMINATION No. 2, LYING ON THE SOUTH LINE OF SAID PARCEL "A".

SAID LINES SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON NORTH 89°19'57" EAST ALONG THE NORTH LINE OF PARCEL "A", ISGETTE'S RUNWAY, AS RECORDED IN PLAT BOOK 158, AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS NOT AUTHORED BY STONER & ASSOCIATES, INC. THE INTENT OF THE SKETCH OF DESCRIPTION IS FOR VACATING PURPOSES.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
1. COUNTY REVISIONS	12/05/16	RGC

DATE: May 15, 2017
RICHARD G. CRAWFORD Jr.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
10/26/16	DRL	RGC	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
15-8237_VAC_NVAL



4341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION
EXISTING NON-VEHICULAR ACCESS LINE
A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)
CITY OF DANIA BEACH, FLORIDA

LEGEND:

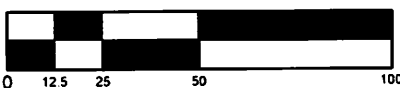
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- ☉ CENTERLINE
- L1 LINE 1 (REFER TO LINE TABLE)
- C1 LINE 1 (REFER TO CURVE TABLE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.89°19'57"E.	7.00'
L2	S.00°58'17"E.	350.00'
L3	N.89°19'57"E.	3.00'
L4	S.00°58'17"E.	40.00'
L5	S.89°19'57"W.	2.96'
L6	S.02°43'30"E.	10.04'
L7	N.89°29'19"E.	112.00'
L8	S.02°43'48"E.	100.08'
L9	S.89°29'19"W.	100.00'
L10	S.02°43'30"E.	47.20'
L11	S.02°44'03"E.	1.03'
L12	S.06°46'17"W.	0.13'

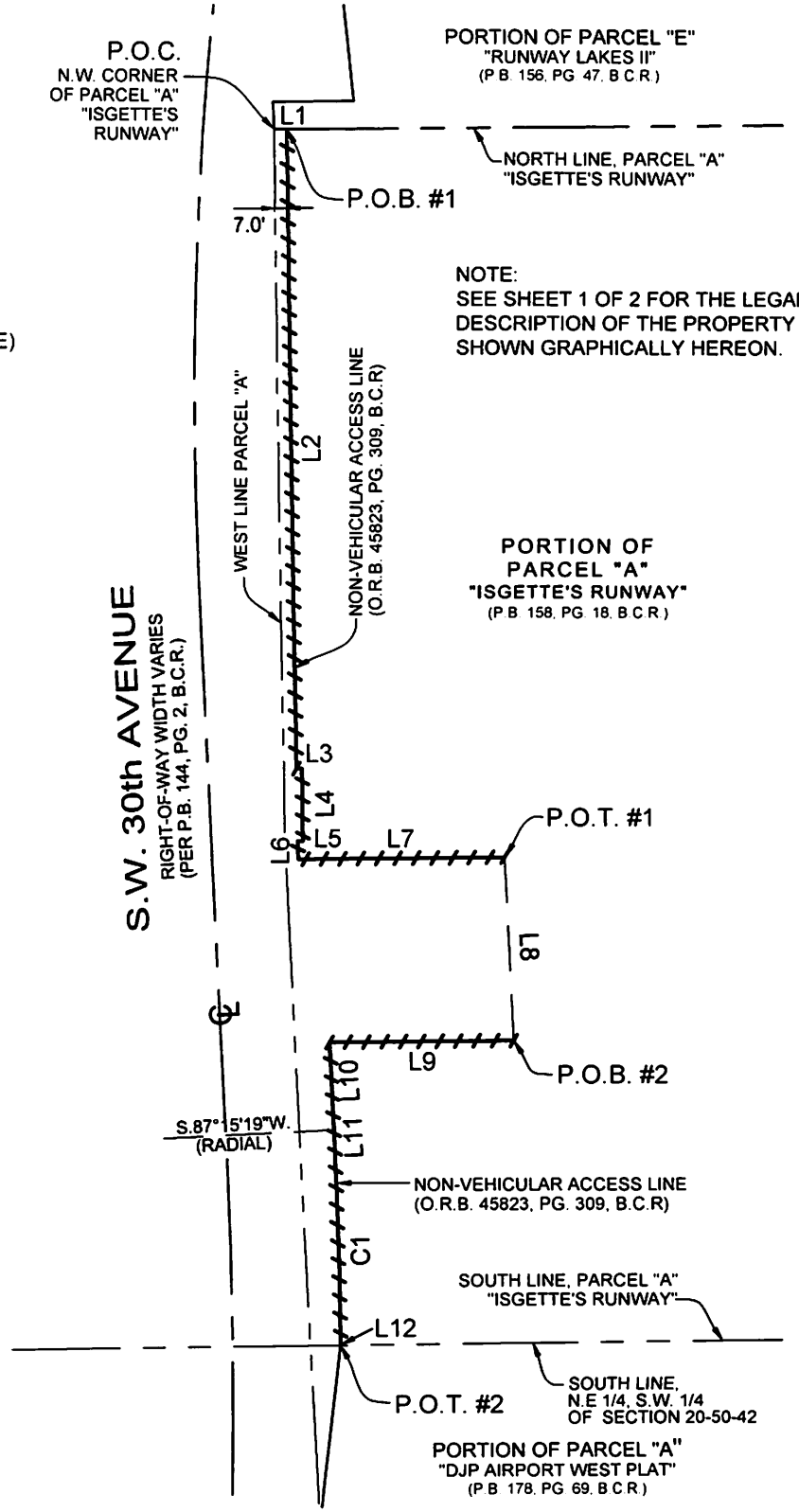
CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	02°28'40"	2729.00'	118.01'



SCALE: 1" = 100'



GRAPHIC SCALE



NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd Avenue

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF:
PROPOSED NON-VEHICULAR ACCESS LINE
A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)
CITY OF DANIA BEACH, FLORIDA**

LEGAL DESCRIPTION: (NON-VEHICULAR ACCESS LINE)

A NON-VEHICULAR ACCESS LINE LYING WITHIN A PORTION OF PARCEL "A" OF "ISGETTE'S RUNWAY" ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 158, PAGE 18 AND PARCEL "E", RUNWAY LAKES II" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 47 ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE ST NORTHWEST CORNER OF PARCEL "A" OF SAID "ISGETTE'S RUNWAY";

THENCE N.00°58'17"E. ALONG THE WEST LINE OF PARCEL "E" OF SAID "RUNWAY LAKES II AND THE EAST RIGHT OF WAY LINE OF SW 0TH AVENUE, A DISTANCE OF 15.00 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE CONTINUE N.89°19'16"E., A DISTANCE OF 93.15 FEET TO REFERENCE POINT "A", SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE S.00°40'41"E. A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE S.89°19'19"W. A DISTANCE OF 80.00 FEET;

THENCE S.00°40'41"E. A DISTANCE OF 15.00 FEET;

THENCE S.00°05'14"W. A DISTANCE OF 150.47 FEET;

THENCE S.11°12'07"W. A DISTANCE OF 14.13 FEET;

THENCE S.00°58'17"E. A DISTANCE OF 125.33 FEET;

THENCE N.89°19'57"E. A DISTANCE OF 3.00 FEET;

THENCE S.00°58'17"E. A DISTANCE OF 40.00 FEET;

THENCE S.89°19'57"W. A DISTANCE OF 2.96 FEET;

THENCE S.02°43'30"E. A DISTANCE OF 10.04 FEET;

THENCE N.89°29'19"E. A DISTANCE OF 112.00 FEET TO REFERENCE POINT "B", SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B";

LEGAL DESCRIPTION: (CONTINUED)

THENCE S.02°43'48"E. A DISTANCE OF 100.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE S.89°29'19"W. A DISTANCE OF 100.00 FEET;

THENCE S.02°43'30"E. A DISTANCE OF 47.20 FEET;

THENCE S.02°44'03"E. A DISTANCE OF 1.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.87°15'19"W. INTO THE RADIUS POINT;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°28'40" AND A RADIUS OF 2729.00 FEET FOR AN ARC DISTANCE OF 118.02 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.06°46'17"W. A DISTANCE OF 0.13 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE.

SAID NON-VEHICULAR ACCESS LINES SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°19'57"E. LONG THE NORTH LINE OF PARCEL "A", ISGETTE'S RUNWAY, AS RECORDED IN PLAT BOOK 158, AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
1. COUNTY REVISIONS	12/05/16	RGC

DATE: May 15, 2017
RICHARD G. CRAWFORD Jr.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

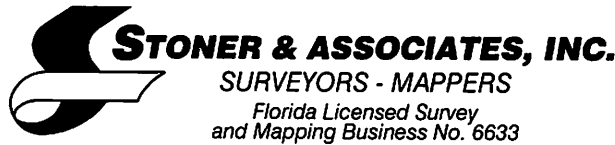
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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
10/28/16	DRL	RGC	N/A

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO. 15-8237_NEW_NVAL



4341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION

PROPOSED NON-VEHICULAR ACCESS LINE
A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)
CITY OF DANIA BEACH, FLORIDA

LEGEND:

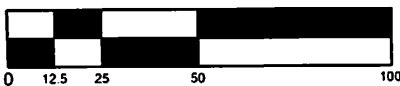
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- ☉ CENTERLINE
- L1 LINE 1 (REFER TO LINE TABLE)
- C1 LINE 1 (REFER TO CURVE TABLE)
- REF. PT. REFERENCE POINT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.00°58'17"E.	15.00'
L2	N.89°19'19"E.	93.15'
L3	S.00°40'41"E.	55.00'
L4	S.89°19'19"W.	80.00'
L5	S.00°40'41"E.	15.00'
L6	S.00°05'14"W.	150.47'
L7	S.11°12'07"W.	14.13'
L8	S.00°58'17"E.	125.33'
L9	N.89°19'57"E.	3.00'
L10	S.00°58'17"E.	40.00'
L11	S.89°19'57"W.	2.96'
L12	S.02°43'30"E.	10.04'
L13	N.89°29'19"E.	112.00'
L14	S.02°43'48"E.	100.08'
L15	S.89°29'19"W.	100.00'
L16	S.02°43'30"E.	47.20'
L17	S.02°44'03"E.	1.03'
L18	S.06°46'17"W.	0.13'

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	02°28'40"	2729.00'	118.01'

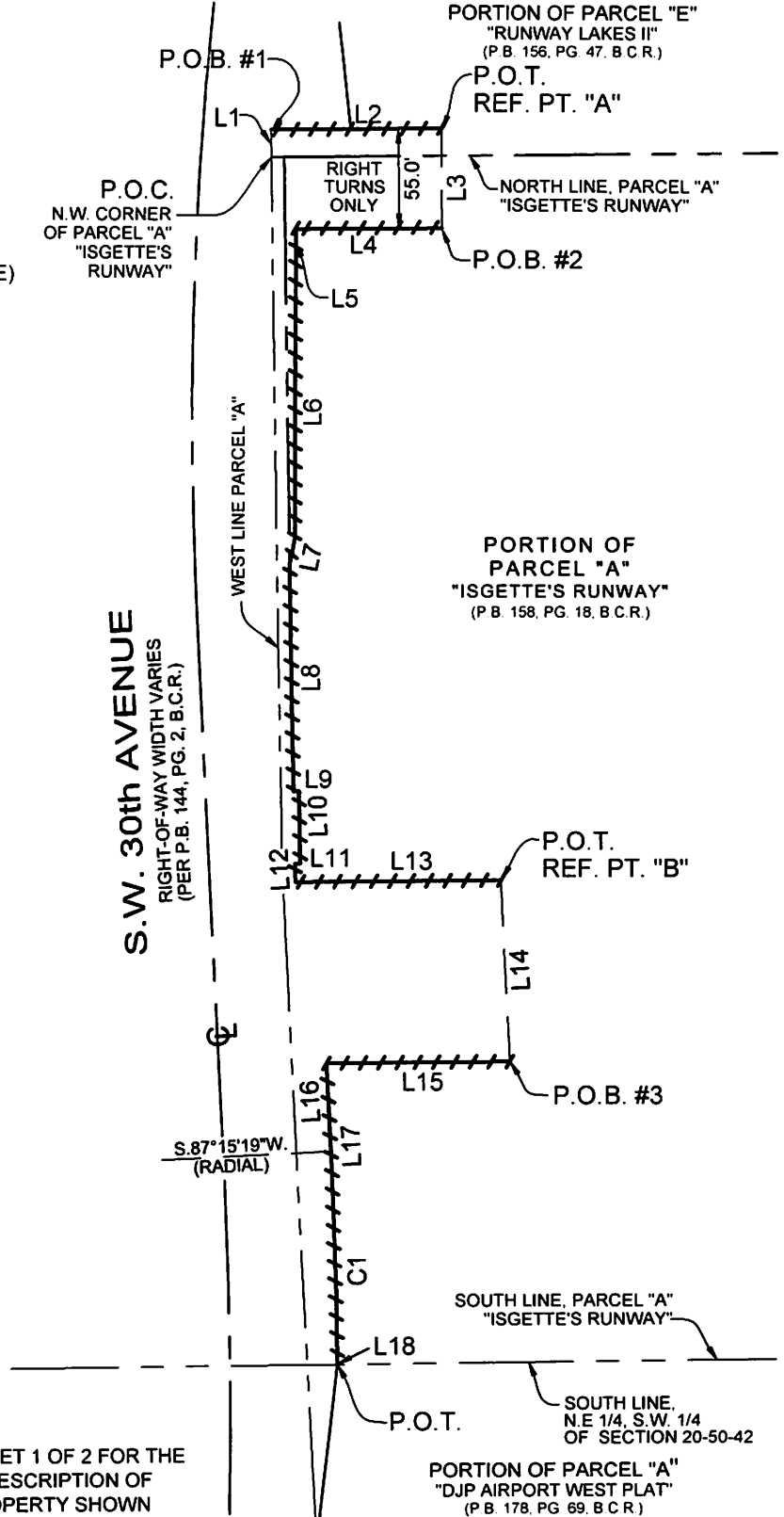


SCALE: 1" = 100'



GRAPHIC SCALE

NOTE:
SEE SHEET 1 OF 2 FOR THE
LEGAL DESCRIPTION OF
THE PROPERTY SHOWN
GRAPHICALLY HEREON.





4341 S.W. 62nd Avenue

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF:
PROPOSED ACCESS EASEMENT
A PORTION OF PARCEL "A",
"ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)
CITY OF DANIA BEACH, FLORIDA**

LEGAL DESCRIPTION: (ACCESS EASEMENT)

AN ACCESS EASEMENT BEING A PORTION OF PARCEL "A" OF "ISGETTE'S RUNWAY" ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 158 PAGE 18 AND A PORTION OF PARCEL "E" OF "RUNWAY LAKES II. ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 156 PAGE 47. BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHWEST CORNER OF PARCEL "A" OF SAID "ISGETTE'S RUNWAY" AND SAID POINT ALSO BEING THE THE MOST SOUTHERLY SOUTHWEST CORNER OF PARCEL "E" OF SAID RUNWAY LAKES II;

THENCE N.00°58'17"E., ALONG THE WEST LINE OF SAID PARCEL "E" AND THE EAST RIGHT OF WAY LINE OF SW 30TH AVENUE, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF (N.1/2), OF THE NORTH ONE-HALF (N.1/2), OF THE SOUTHWEST ONE-QUARTER (S.W. ¼) OF SECTION 20, TOWNSHIP 50, RANGE 42;

THENCE N.89°19'19"E. ALONG SAID SOUTH LINE, A DISTANCE OF 93.15 FEET;

THENCE S.00°40'41"E. A DISTANCE OF 55.00 FEET;

THENCE S.89°19'19"W. A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A" AND THE EAST RIGHT OF WAY LINE;

THENCE N.00°40'41"W. ALONG SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A";

THENCE S.89°19'57"W. ALONG SAID NORTH LINE, A DISTANCE OF 13.07 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING.

SAID EASEMENT SITUATE AND BEING WITHIN THE CITY OF DANIA BEACH AND CONTAINING 0.11 ACRES (4,597 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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REVISIONS	DATE	BY
1. COUNTY REVISIONS	12/05/16	RGC

DATE: Dec 05, 2016
RICHARD G. CRAWFORD Jr.
PROFESSIONAL SURVEYOR AND MAPPER NO 5371 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY:	CHECKED BY:	FIELD BOOK:
10/28/16	DRL	RGC	N/A

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
15-8237_ACC_ESMT