

STAFF REPORT
26 Acres
076-MP-81

A request to amend the note on the plat has been filed with the Planning and Development Management Division. The plat was approved by the County Commission on February 21, 1984, for 236 villa units on 26.5 acres. The property is located on the west side of Nob Hill Road between Oakland Park Boulevard and Northwest 33 Street, in the City of Sunrise.

The current note, approved by the County Commission on September 7, 1993 reads as follows (O.R.B. 21603, PG. 0650):

112 villas and 71,000 square feet of public community facility.

The applicant is requesting to bifurcate Parcel A into Parcels A-1 and A-2; while allocating the 112 existing villas units to Parcel A-1 and increasing the square footage of the existing public community facility use from 71,000 to 120,000 square feet of Municipal Civic Center with the addition of 10.13 acres of outdoor recreational facilities.

Parcel A-1 (see attached legal description) is restricted to 112 villas. **Parcel A-2 (see attached legal description) and the “City Park” parcel are restricted to 120,000 square feet of Municipal Civic Center and 10.13 acres of City Park with ancillary outdoor recreational facilities.**

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the “Irregular (8.9) Residential” land use category and that this request is in compliance with the permitted uses of the effective Land Use Plan.

This application has been reviewed by Highway Construction and Engineering Division staff who has no objections to this request.

The Broward County Aviation Department has no objections to this plat. However, the applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a 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 954-359-6170.

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 consulting archaeologist also notes that this plat is

located within the City of Sunrise which is within the jurisdictional boundaries of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or rferrer@broward.org, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). 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.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached letter from the City of Sunrise indicates no objection to this request, as approved by the City Commission on June 13, 2017, by Resolution No. 81-72-17-A.

This plat with the amended note satisfies the regional park concurrency requirement of Section 5-182(i) and the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 129 PM peak hour trips. The plat is located within the Central Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Road impact fees are satisfied for 71,000 square feet of public community facility use (municipal civic center.) There is an existing 69,300 square feet municipal civic center on Parcel A-2. Impact/concurrency fees are satisfied for the remaining 1,700 square feet of public community facility that was never built. The additional 49,000 square feet of municipal civic center and proposed commercial recreational uses within the City Park are subject to transportation concurrency fees which will be assessed and paid in accordance with the fee schedule in effect during the review of construction plans by the Development and Environmental Review Section of the Planning and Development Management Division.

Staff recommends **APPROVAL** of this request, provided the applicant:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **August 22, 2018**.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way

create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

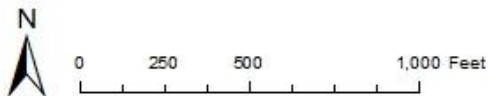
KDL



Commission District No. 1
Municipality: Sunrise
S/T/R: 19/49/41




076-MP-81
26 Acres



Prepared by: Planning and Development Management Division
Date Flown: January 2017



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for 26 Acres
(076-MP-81) City of Sunrise

DATE: July 6, 2017

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat restricted to 112 villas and 71,000 square feet of Public Community Facility.

TO: Parcel A-1 is restricted to 112 villas. Parcel A-2 and the "City Park" parcel are restricted to 120,000 square feet of Municipal Civic Center and 10.13 acres of City Park with ancillary outdoor recreational facilities.

The Future Land Use Element of the City of Sunrise Comprehensive Plan is the effective land use plan for the City of Sunrise. That plan designates the area covered by this plat for the uses permitted in the "Irregular (8.9) Residential" land use category. This plat is generally located on the northwest corner of Josh Lee Boulevard and Nob Hill Road.

The existing and proposed municipal civic center and city park with ancillary outdoor recreational facilities uses are in compliance with the permitted uses of the effective land use plan.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 236. Therefore, the existing development of 112 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

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:PMS

cc: Richard Salamon, City Manager
City of Sunrise

Jim Koeth, Assistant Director, Planning Division
City of Sunrise

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

Application: Request to amend the note to bifurcate Parcel A into Parcel A-1 and A-2, to add 49,000 square feet of Municipal Civic Center use and 10.13 acres of City Park.
File Number: **076-MP-81**
Project Name: **26 Acres**
Comments Due: **July 6, 2017**
Development Type: **Residential** (112 Villas) on Parcel A-1, **Municipal Civic Center** (120,000 Square Feet), and **City Park with Ancillary Outdoor Recreational Facilities** (10.13 Acres) on Parcel A-2

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Sunrise and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Environmental Engineering and Licensing Section of the Broward County Planning and Environmental Regulation Division will be required prior to any construction.

Potable Water Review

This plat will be served by the City of Sunrise's Springtree Water Treatment Plant which has a capacity of 25.500 MGD and a maximum daily flow of 12.800 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

Wastewater Treatment Plant:	Sunrise Springtree
Flow Data:	As of 04/17
EPGMD Licensed Capacity	10.0000 MGD
12 Month Average Flow:	7.6400 MGD
Existing Flow Reserved by Building Permit:	0.0410 MGD
Total Committed Flow:	7.6810 MGD
Estimated Project Flow:	0.0606 MGD

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is 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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of 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,

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and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

Natural Resources Preservation

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.

Review of available information by staff of the 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 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

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.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages 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 to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material 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.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Sunrise if trees are to be removed or relocated. 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.

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

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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>

Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project

1. An Environmental Resource License may be required for any 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 for specific license requirements.
2. 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.
3. The subject plat is in the vicinity of a known contaminated site 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.

Be advised that approval of a delegation request 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. Connections to such systems are 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 a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.

COMMUNITY DEVELOPMENT
DEPARTMENT



Phone: (954) 746-3270
Fax: (954) 746-3287

June 30, 2017

Ms. Josie P. Sesodia, AICP, Director
Environmental Protection and Growth Management Department
Planning and Development Management Division
115 South Andrews Avenue, Room 329K
Fort Lauderdale, FL 33301

RE: Request for a revision to the restrictive note for the "26 Acres" plat, as recorded in Plat Book 120, Page 7 of the Public Records of Broward County, Florida.

Dear Ms. Sesodia:

The City of Sunrise is proposing an expansion to the existing Municipal Civic Center located 10610 W. Oakland Park Boulevard. The proposed development plan for the Municipal Civic Center will require an amendment to the restrictive note on the above-referenced plat. The City of Sunrise is initiating and is supportive of a revision to the restrictive note for the "26 Acres" plat. On June 13, 2017 the City Commission approved Resolution No. 81-72-17-A authorizing the Director of Community Development to execute a letter of approval for the above referenced plat note amendment.

The property is legally described as "26 Acres" plat, as recorded in Plat Book 120, Page 7 of the public records of Broward County, Florida.

The current Plat Note Restriction states:

"This plat restricted to 112 villas and 71,000 sq. ft. of Public Community Facility."

The proposed Plat Note Restriction is:

"Parcel A-1 (see attached legal description) is restricted to 112 villas. Parcel A-2 (see attached legal description) and the "City Park" parcel are restricted to 120,000 sq. ft. of Municipal Civic Center and 10.13 acres of City Park with ancillary outdoor recreational facilities."

If you have any questions or require anything further, please contact Bradley Swing, AICP, Assistant City Planner at (954) 746-3238.

Very truly yours,

CITY OF SUNRISE

Shannon Ley, P.E.
Community Development Director

SL/bs

cc: Jim Koeth, LEED, AP BD+C, Assistant Director/City Planner
File: 92:07003 (Sunrise Civic Center)



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

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

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

PROJECT INFORMATION

Plat Name "26 ACRES"

Plat Number 076-MP-81 Plat Book - Page 120-7 (If recorded)

Owner/Applicant City of Sunrise Phone 954-746-3270

Address 1601 NW 136 Avenue City Sunrise State FL Zip Code 33323

Owner's E-mail Address SLey@sunrisefl.gov Fax # 954-746-3287

Agent Shannon Ley, P.E., Director of Community Development Dept. Phone 954-746-3288

Contact Person Jim Koeth, Assistant Director - City Planner

Address 1601 NW 136 Avenue City Sunrise State FL Zip Code 33323

Agent's E-mail Address jkoeth@sunrisefl.gov Fax # 954-746-3287

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat This plat restricted to 112 villas and 71,000 sq. ft. of Public Community Facility.

Proposed note for entire plat Parcel A-1 (see attached legal description) is restricted to 112 villas.

Parcel A-2 (see attached legal description) and the "City Park" parcel are restricted to 120,000 sq. ft. Municipal Civic Center and 10.13 acres of Commercial Recreation.

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
Sprintrree Water Treatment Plant. 4350 Sprintrree Drive. Sunrise. FL 33351

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Sprintrree Water Treatment Plant. 4350 Sprintrree Drive. Sunrise. FL 33351

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES No change

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 0

Number of students for a daycare center or school STUDENTS 0

Reasons for this request (Attach additional sheet if necessary.) Civic Center Addition & bifurcate Parcel A.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side for Required Documentation and Owner/Agent Certification

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

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Civic Center	69,300 sf	Occupied	Yes	No	No
Villas (residential)	112 Villas	Occupied	Yes	No	No

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION


State of Florida
 County of Broward

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

Signature of owner/agent Shannon L. Ley
 Sworn and subscribed to before me this _____ day of _____, 2017
 by Shannon L. Ley He/she is personally known to me or

Has presented

Signature of Notary Public Elizabeth A. Zarzycki
 Type or Print Name Shannon Ley



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 06/20/17 Acceptance Date 06/29/17
 Comments Due 07/06/17 C.C. Mtg. Date 08/15/17 Fee \$ 2090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) _____
 Title of Request Amend Note

Distribute to: Full Review Planning Council School Board Land Use & Permitting

Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)
 Planning & Redevelopment (unincorporated area only) Other _____

Adjacent City none Received by [Signature]

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



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

**SKETCH AND LEGAL DESCRIPTION OF:
PARCEL A-1
"26 ACRES", (P.B. 120, PG 7, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL A, "26 ACRES", AS RECORDED IN PLAT BOOK 120, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL A, OF SAID "26 ACRES";

THENCE N.00°44'02"W., ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 467.68 FEET;

THENCE N.80°50'09"E., ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 87.50 FEET;

THENCE N.89°17'26"E., ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 846.67 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE N.89°17'26"E., ALONG SAID NORTH LINE, A DISTANCE OF 304.98 FEET;

THENCE S.01°04'57"E., A DISTANCE OF 48.70 FEET;

THENCE N.88°55'02"E., ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL A, A DISTANCE OF 492.82 FEET;

THENCE N.77°53'21"E., ALONG A RADIAL EXTENSION OF THE NEXT DESCRIBED CURVE, A DISTANCE OF 264.06 FEET, TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NOB HILL ROAD;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND THE WESTERLY RIGHT-OF-WAY LINE OF NOB HILL ROAD, HAVING A CENTRAL ANGLE OF 7°32'05" AND A RADIUS OF 753.00 FEET, FOR AN ARC DISTANCE OF 99.02 FEET, TO A POINT OF TANGENCY;

THENCE S.19°38'44"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 334.86 FEET;

THENCE S.25°21'16"W., A DISTANCE OF 49.50 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JOSHLEE BOULEVARD;

THENCE S.70°21'16"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 80.54 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND THE NORTH RIGHT-OF-WAY LINE OF JOSHLEE BOULEVARD, HAVING A CENTRAL ANGLE OF 18°54'11" AND A RADIUS OF 260.00 FEET, FOR AN ARC DISTANCE OF 85.78 FEET, TO A POINT OF TANGENCY;

THENCE S.89°15'27"W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 896.13 FEET;

THENCE N.00°44'33"W., A DISTANCE OF 236.79 FEET;

THENCE S.89°17'26"W., A DISTANCE OF 113.11 FEET;

THENCE N.00°42'34"W., A DISTANCE OF 253.93 FEET, TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 11.42 ACRES (497,493 SQ. FT.), MORE OR LESS.

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 MINIMUM TECHNICAL STANDARDS 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.

DATE: Jun 06, 2017

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4069 - STATE OF FLORIDA

REVISIONS	DATE	BY
A2 TO A1 REVISE SKETCH & LEGAL	6/6/2017	JDS

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
5/30/17	EOC	JDS	N/A

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

SHEET 1 OF 4

SKETCH
NO. 17-8549-A1

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



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

**SKETCH AND LEGAL DESCRIPTION OF:
PARCEL A-1
"26 ACRES", (P.B. 120, PG 7, B.C.R.)
CITY OF SUNRISE, 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 AND DESCRIPTION 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.00°44'02"W., ALONG THE WEST LINE OF PARCEL A, AS SHOWN ON THE "26 ACRES" PLAT, RECORDED IN PLAT BOOK 120, PAGE 7, 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. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. SEE SHEETS 3 AND 4 OF 4 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

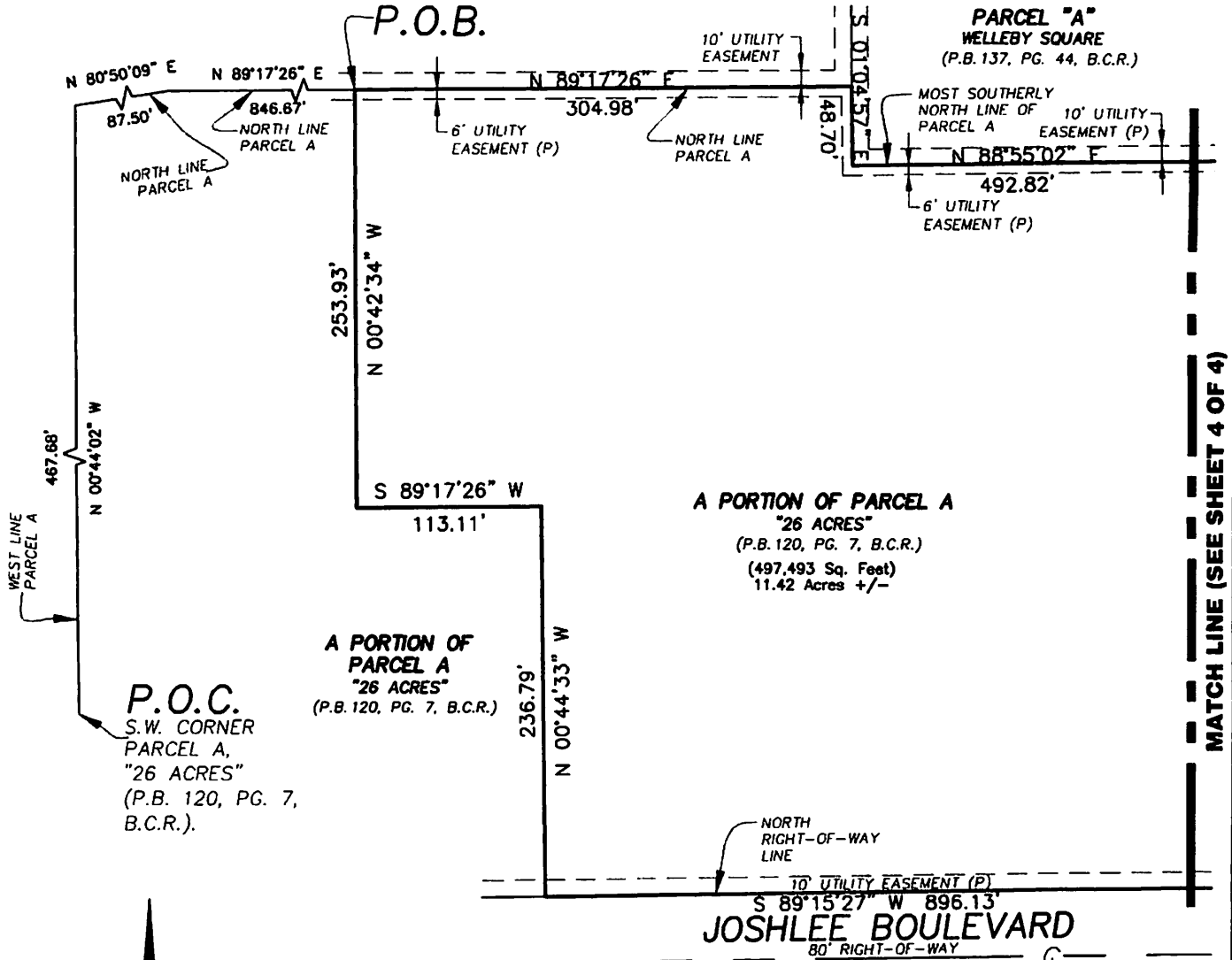
SKETCH
NO. 17-8549-A1

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



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

**SKETCH AND LEGAL DESCRIPTION OF:
PARCEL A-1**
"26 ACRES", (P.B. 120, PG 7, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA



SCALE: 1" = 100'

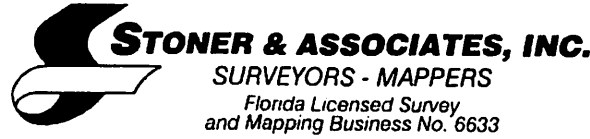


LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- PLS. PROFESSIONAL LAND SURVEYOR
- LB. LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- M.D.C.R. MIAMI DADE COUNTY RECORDS
- D= DELTA
- A= ARC
- R= RADIUS
- CL= CENTERLINE
- - - - - BREAKLINE

MATCH LINE (SEE SHEET 4 OF 4)

SECTION NO. 17-8549-A1



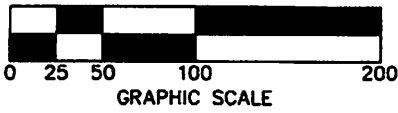
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PARCEL A-1
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CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

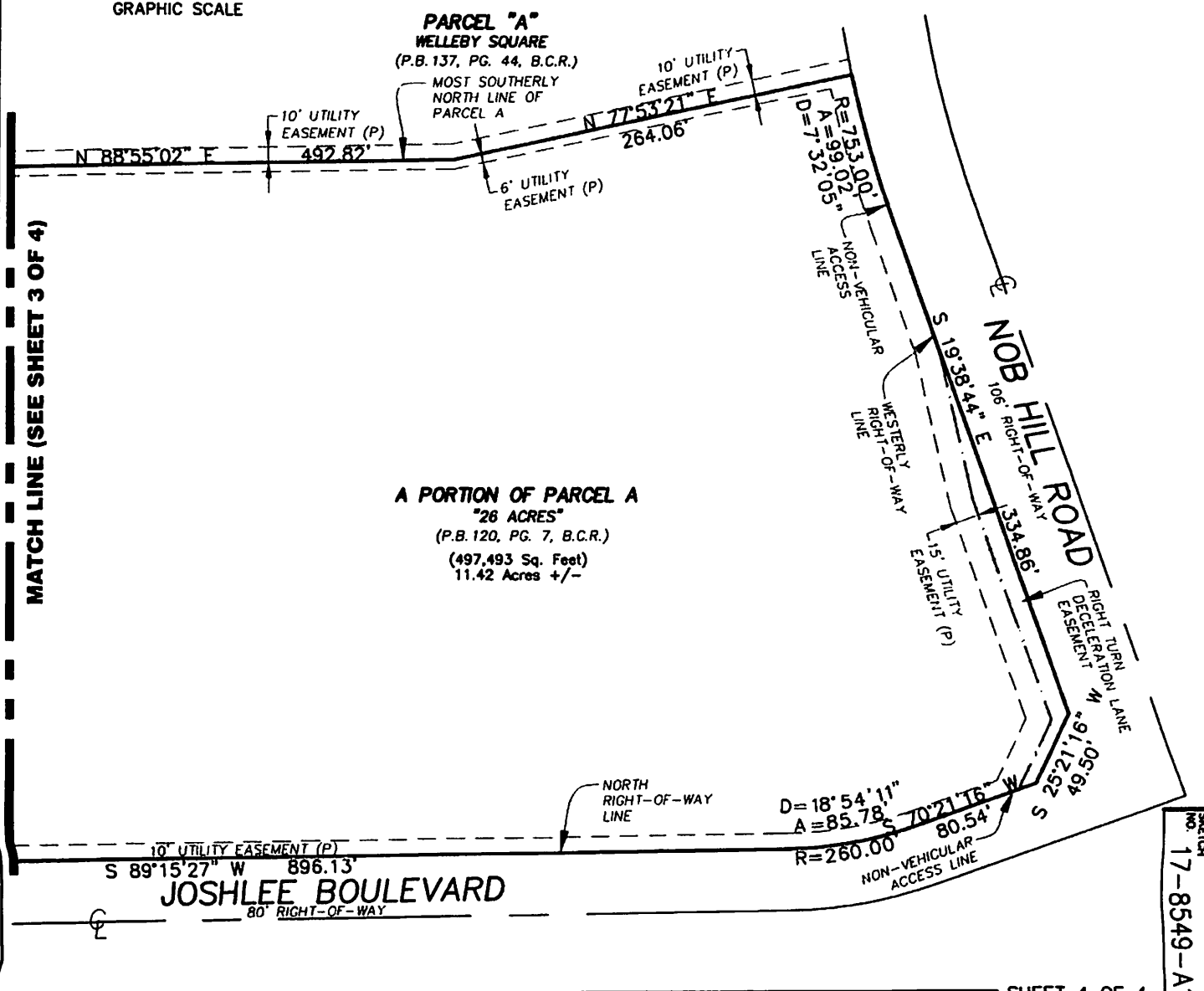


SCALE: 1" = 100'



LEGEND:

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MATCH LINE (SEE SHEET 3 OF 4)

SHEET NO. 17-8549-A1



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**SKETCH AND LEGAL DESCRIPTION OF:
PARCEL A-2
"26 ACRES", (P.B. 120, PG 7, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF PARCEL A, "26 ACRES", AS RECORDED IN PLAT BOOK 120, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE N.00°44'02"W., ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 467.68 FEET;

THENCE N.80°50'09"E., ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 87.50 FEET;

THENCE N.89°17'26"E., ALONG THE NORTH LINE OF PARCEL A, A DISTANCE OF 846.67 FEET;

THENCE S.00°42'34"E., A DISTANCE OF 253.98 FEET;

THENCE N.89°15'27"E., A DISTANCE OF 113.11 FEET;

THENCE S.00°44'33"E., A DISTANCE OF 236.79 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JOSHLEE BOULEVARD;

THENCE S.89°15'27"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF JOSHLEE BOULEVARD, A DISTANCE OF 918.73 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE WESTERLY AND NORTHWESTERLY AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 9°39'32" AND A RADIUS OF 760.00 FEET, FOR AN ARC DISTANCE OF 128.12 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL A AND THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 11.11 ACRES (483,983 SQ. FT.), 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 AND DESCRIPTION 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.00°44'02"W., ALONG THE WEST LINE OF PARCEL A, AS SHOWN ON THE "26 ACRES" PLAT, RECORDED IN PLAT BOOK 120, PAGE 7, 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. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. SEE SHEETS 2 AND 3 OF 3 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 MINIMUM TECHNICAL STANDARDS 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.

DATE: Jun 06, 2017

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 40391 - STATE OF FLORIDA

REVISIONS	DATE	BY
A1 TO A2 REVISE SKETCH & LEGAL	6/6/17	JDS

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
5/30/17	EOC	JDS	N/A

SEAL

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

SHEET 1 OF 3

SKETCH
NO. 17-8549-A2

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

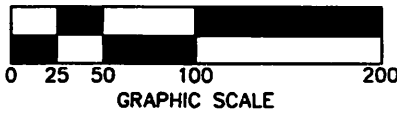


Tel. (954) 585-0997
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**SKETCH AND LEGAL DESCRIPTION OF:
PARCEL A-2
"26 ACRES", (P.B. 120, PG 7, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

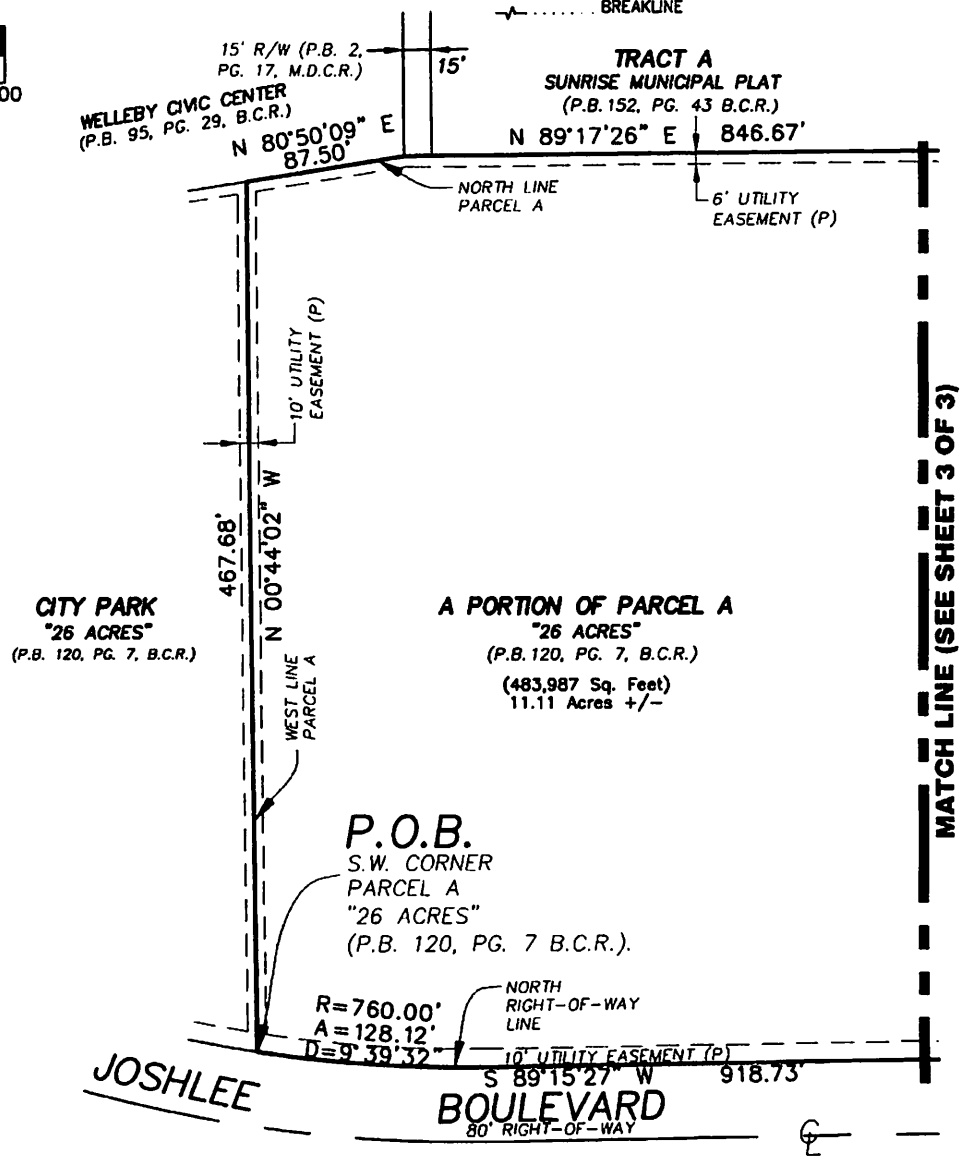


SCALE: 1" = 100'



LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- PLS PROFESSIONAL LAND SURVEYOR
- L.B. LICENSED BUSINESS
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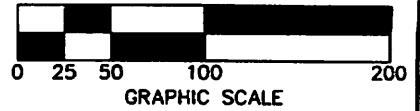
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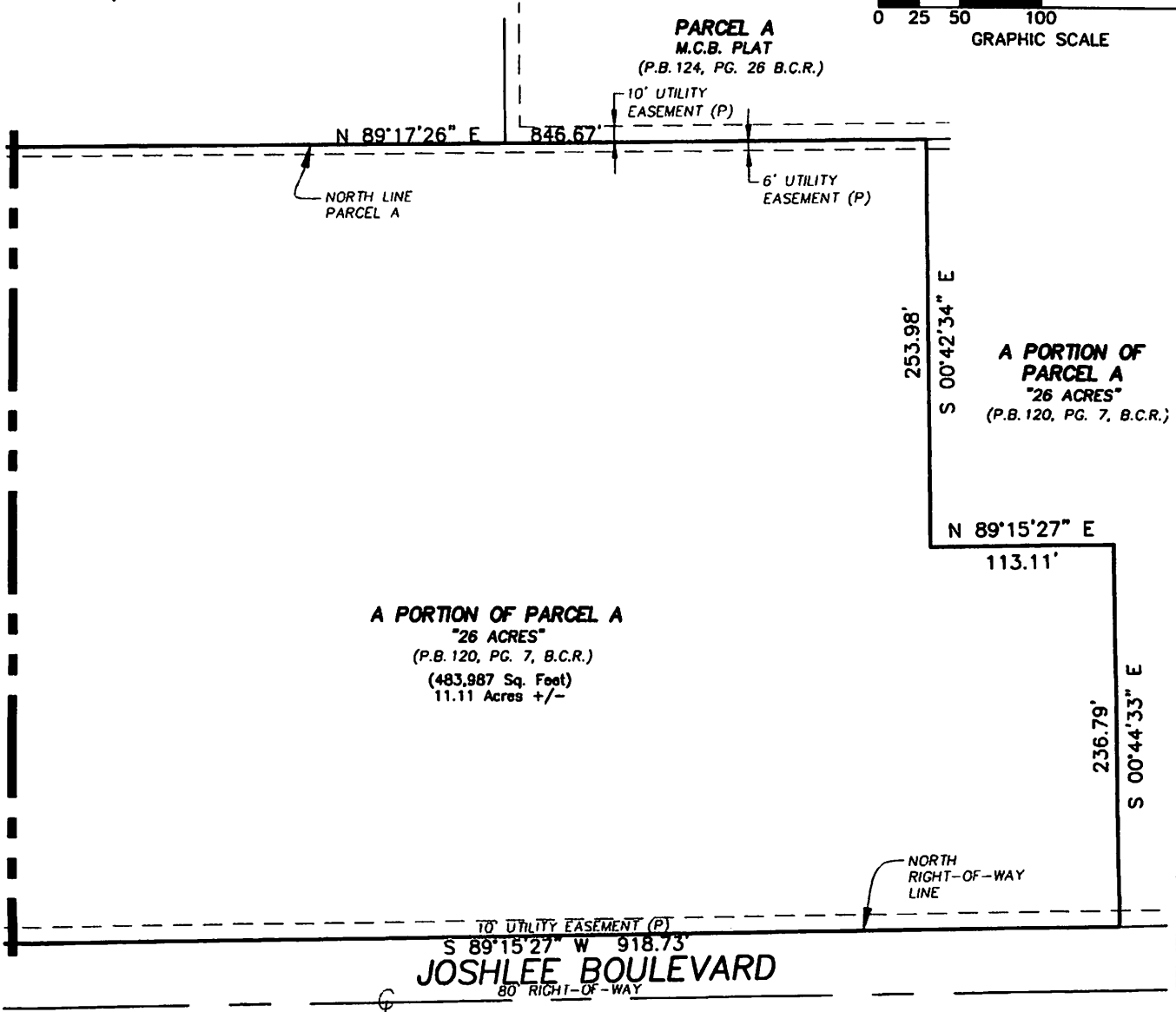


SCALE: 1" = 100'



MATCH LINE (SEE SHEET 2 OF 3)

**PARCEL A
M.C.B. PLAT
(P.B. 124, PG. 26 B.C.R.)**



DRAWING NO. 17-8549-A2