

STAFF REPORT  
Forty-Fourth Associates Trust Plat  
031-MP-84

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 June 5, 1984, for 270,000 square feet of commercial use on approximately 30.8 acres. The property is located on the southwest corner of Pine Island Road and Northwest 44 Street, in the City of Sunrise. The plat was recorded on September 18, 1984 (P.B. 121, PG. 8).

The current note, approved by the County Commission on August 18, 1987 (INSTRUMENT # 87399606), reads as follows:

This plat is restricted to 270,000 square feet of commercial use.

The applicant is requesting to divide the plat into six (6) different parcels, 10,232 square feet of commercial use on Parcel A; 17,604 square feet of commercial use on Parcel B; 156,330 square feet of commercial use on Parcel D-1; 74,186 square feet of commercial use on Parcel D-2; 5,832 square feet of commercial use on Parcel D-3; and 5,816 square feet of commercial use on Parcel D-4. Parcel C is not included with this request, as it has been replatted to U.S. Oncology Center-Sunrise Plat, approved by the County Commission on February 27, 2007 (P.B. 177, PG. 56). The proposed note reads as follows:

10,232 square feet of commercial use on Parcel A; 17,604 square feet of commercial use on Parcel B; 156,330 square feet of commercial use on Parcel D-1 (see attached legal description); 74,186 square feet of commercial use on Parcel D-2 (see attached legal description); 5,832 square feet of commercial use on Parcel D-3 (see attached legal description); and 5,816 square feet of commercial use on Parcel D-4 (see attached legal description). Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.

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 "Commercial" land use category and that this request is in compliance with the permitted uses of the effective Land Use Plan.

The Service Development staff from the Transit Division has noted that this plat is served on Pine Island Road (NW 88 Avenue) by BC Transit Route 88.

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 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](mailto: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](mailto:med_exam_trauma@broward.org).

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](mailto: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.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents no change in 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. Impact/concurrency fees has been satisfied for the 270,000 square feet of commercial use.

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*




Continued





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Forty-Fourth Associates Trust Plat  
(031-MP-84) 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 is restricted to 270,000 square feet of commercial use.

TO: This plat is restricted to 10,232 square feet of commercial use on Parcel A; 17,604 square feet of commercial use on Parcel B; 156,330 square feet of commercial use on Parcel D-1; 74,186 square feet of commercial use on Parcel D-2; 5,832 square feet of commercial use on Parcel D-3; and 5,816 square feet of commercial use on Parcel D-4.

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 "Commercial" land use category. This plat is generally located on the west side of Pine Island Road, between Northwest 41 Street and Northwest 44 Street.

The existing and proposed commercial uses are in compliance with the permitted uses 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:DBT

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 breakdown 270,000 square feet of commercial use into multiple parcels.  
**File Number:** **031-MP-84**  
**Project Name:** **Forty-Fourth Associates Trust Plat**  
**Comments Due:** **July 11, 2017**  
**Development Type:** **Commercial** (10,232 Square Feet on Parcel A; 17,604 Square Feet on Parcel B; 156,330 Square Feet on Parcel D-1; 74,186 Square Feet on Parcel D-2; 5,832 Square Feet on Parcel D-3; and 5,816 Square Feet on Parcel D-4)

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 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:	<b>Sunrise Springtree</b>
Flow Data:	<b>As of 04/17</b>
EPGMD Licensed Capacity	<b>10.0000 MGD</b>
12 Month Average Flow:	<b>7.6400 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.0410 MGD</b>
Total Committed Flow:	<b>7.6810 MGD</b>
Estimated Project Flow:	<b>0.0270 MGD</b>

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

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031-M-84 FORTY-FOURTH ASSOCIATES TRUST PLAT

substantial and variable; this may impose additional needs for advance planning, permitting, 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 located in a wellfield zone 3 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

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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>

**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.

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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

March 8, 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: The "44 Associates Trust" Plat, as recorded in Plat Book 121, Page 8 of the Public Records of Broward County, Florida - Proposed Plat Note Amendment**

Dear Ms. Stewart:

The above referenced plat is generally located on the west side of Pine Island Road, south of NW 44<sup>th</sup> Street. City of Sunrise Staff does not object to the proposed amendment to the restrictive plat note, as described below.

***The current Plat Note Restriction states:***

"This plat is restricted to 270,000 square feet of commercial use. Convenience Stores, Fast Food Restaurants and Service Stations are not permitted without approval by the County Commission for the payment of additional impact fees."

***The proposed Plat Note Restriction note is:***

"This plat is restricted as follows:

- 10,232 square feet of commercial use on Parcel A;
- 17,604 square feet of commercial use on Parcel B;
- 156,330 square feet of commercial use on Parcel D-1 (see attached legal description);
- 74,186 square feet of commercial use on Parcel D-2 (see attached legal description);
- 5,832 square feet of commercial use on Parcel D-3 (see attached legal description);
- and 5,816 square feet of commercial use on Parcel D-4 (see attached legal description).

Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts."

Should you have any questions or require anything further, please feel free to contact Bradley Swing, AICP at (954) 746-3238 or [bswing@sunrisefl.gov](mailto:bswing@sunrisefl.gov).

Sincerely,

CITY OF SUNRISE

Jim Koeth, LEED AP BD+C  
Assistant Director/City Planner

JK/bds

Cc. Shannon Ley P.E., Community Development Director  
Forty-Fourth Associates Trust Plat (File No. 84:30006)



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 Forty-Fourth Associates Trust

Plat Number 031-MP-84 Plat Book - Page 121/8 (If recorded)

Owner/Applicant Pine Plaza Holdings, LLC Phone 305-535-6305

Address 4125 NW 88th Avenue City Sunrise State FL Zip Code 33351

Owner's E-mail Address rhohihan@gfinvestments.com Fax # \_\_\_\_\_

Agent Greenspoon, Marder Phone 954-527-2409

Contact Person Dennis D. Mele, Esq. and Sarah Stewart, AICP

Address 200 East Broward Boulevard Ste 1800 City Fort Lauderdale State FL Zip Code 33301

Agent's E-mail Address dennis.mele@gmlaw.com copy to sarah.stewart@gm Fax # \_\_\_\_\_

**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 See attached

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Proposed note for entire plat See attached

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**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  
7860 Johnson Street, Pembroke Pines, FL 33024

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
13855 Pembroke Road, Pembroke Pines, FL 33027

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 no change

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) Divide Parcel D of the Plat into separate parcels; and allocate the plat square footage to each parcel.

**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?
Breakdown attached			X		

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 [Signature]  
 Sworn and subscribed to before me this 3rd day of June, 2016  
 by Dora Valero  He/she is personally known to me or  
 Has presented [Signature]  
 Signature of Notary Public [Signature]  
 Type or Print Name Denise Levy-Wright



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 06/22/2017 Acceptance Date 06/26/17  
 Comments Due 07/11/17 C.C. Mtg. Date 08/22/2017 Fee \$ 2300

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments(Describe) \_\_\_\_\_  
 Title of Request Note amendment

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 Lauderhill Received by [Signature]

**Forty-Fourth Associates Trust Plat**

**Current Note:**

**This plat is restricted to 270,000 square feet of commercial use. Convenience Stores, Fast Food Restaurants and Service Stations are not permitted without approval by the County Commission for the payment of additional impact fees.**

**Proposed Note:**

**This plat is restricted as follows:**

**10,232 square feet of commercial use on Parcel A;**

**17,604 square feet of commercial use on Parcel B;**

**156,330 square feet of commercial use on Parcel D-1 (see attached legal description);**

**74,186 square feet of commercial use on Parcel D-2 (see attached legal description);**

**5,832 square feet of commercial use on Parcel D-3 (see attached legal description);**

**And 5,816 square feet of commercial use on Parcel D-4 (see attached legal description).**

**Freestanding banks and/or banks with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.**







SHEET 2 OF 5

MATCH LINE, SEE SHEET 3 OF 5

MATCH LINE, SEE SHEET 5 OF 5

PARCEL "A"  
U.S. ONCOLOGY  
ASMO PROPERTIES LLC  
P.B. 177, PG. 56, B.C.R.  
10' U.E.  
P.B. 177, PG. 56, B.C.R.

PARCEL "D"  
FORTY FOURTH  
ASSOCIATES TRUST  
P.B. 121, PG. 8, B.C.R.

TRACT 11  
CHAMBERS  
LAND  
COMPANY  
SUBDIVISION  
P.B. 1,  
PG. 5A, B.C.R.

10' U.E.  
P.B. 121,  
PG. 8, B.C.R.

40'x50'  
UTILITY EASEMENT  
O.R.B. 13626,  
PG. 862, B.C.R.

P.O.B.  
SOUTHERNMOST  
SW CORNER PARCEL "D"  
(P.B. 121, PG. 8, B.C.R.)

N.W. 91ST AVENUE  
O.R.B. 6656, PG. 788  
(50' R/W)

WESTERLY BOUNDARY PARCEL "D"  
N01°27'06"W 627.49'

10' F.P.L. EASEMENT  
O.R.B. 13068, PG. 666, B.C.R.

12' D.E.  
O.R.B. 13747,  
PG. 500, B.C.R.  
& O.R.B. 13626,  
PG. 862, B.C.R.

10' F.P.L. EASEMENT  
O.R.B. 13068,  
PG. 666, B.C.R.

UTILITY EASEMENT  
O.R.B. 13626, PG. 862, B.C.R.

UTILITY EASEMENT  
O.R.B. 13626, PG. 862, B.C.R.

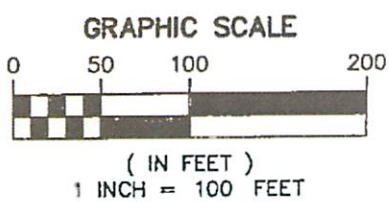
UTILITY EASEMENT  
O.R.B. 13626, PG. 862, B.C.R.

N.W. 41ST STREET S89°28'56"W 609.73'

O.R.B. 6024, PG. 995  
(50' R/W)

N.W. 90th TERRACE  
25' 25'

- ABBREVIATIONS:
- R = CURVE RADIUS
  - L = CURVE LENGTH
  - D = DELTA ANGLE
  - T = TANGENT LENGTH
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - P.B. PLAT BOOK
  - PG. PAGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - B.C.R. BROWARD COUNTY RECORDS
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT



SURVEYOR'S NOTES:  
1. BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N89°28'19"E ALONG THE NORTH BOUNDARY OF SECTION 20-49-41.  
2. SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS.  
3. SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

**MILLER LEGG**  
Treasure Coast Office, 1680 Bayshore Blvd., Suite 106A  
Port St. Lucie, Florida 34954  
772-344-3431 • Fax: 772-237-0962  
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
16-00047

FILE NO.  
SH-2

SHEET 3 OF 5

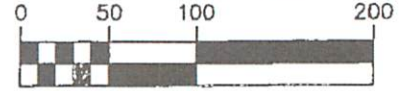
ABBREVIATIONS:

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- P.O.C. POINT OF COMMENCEMENT
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- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- B.C.R. BROWARD COUNTY RECORDS
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT

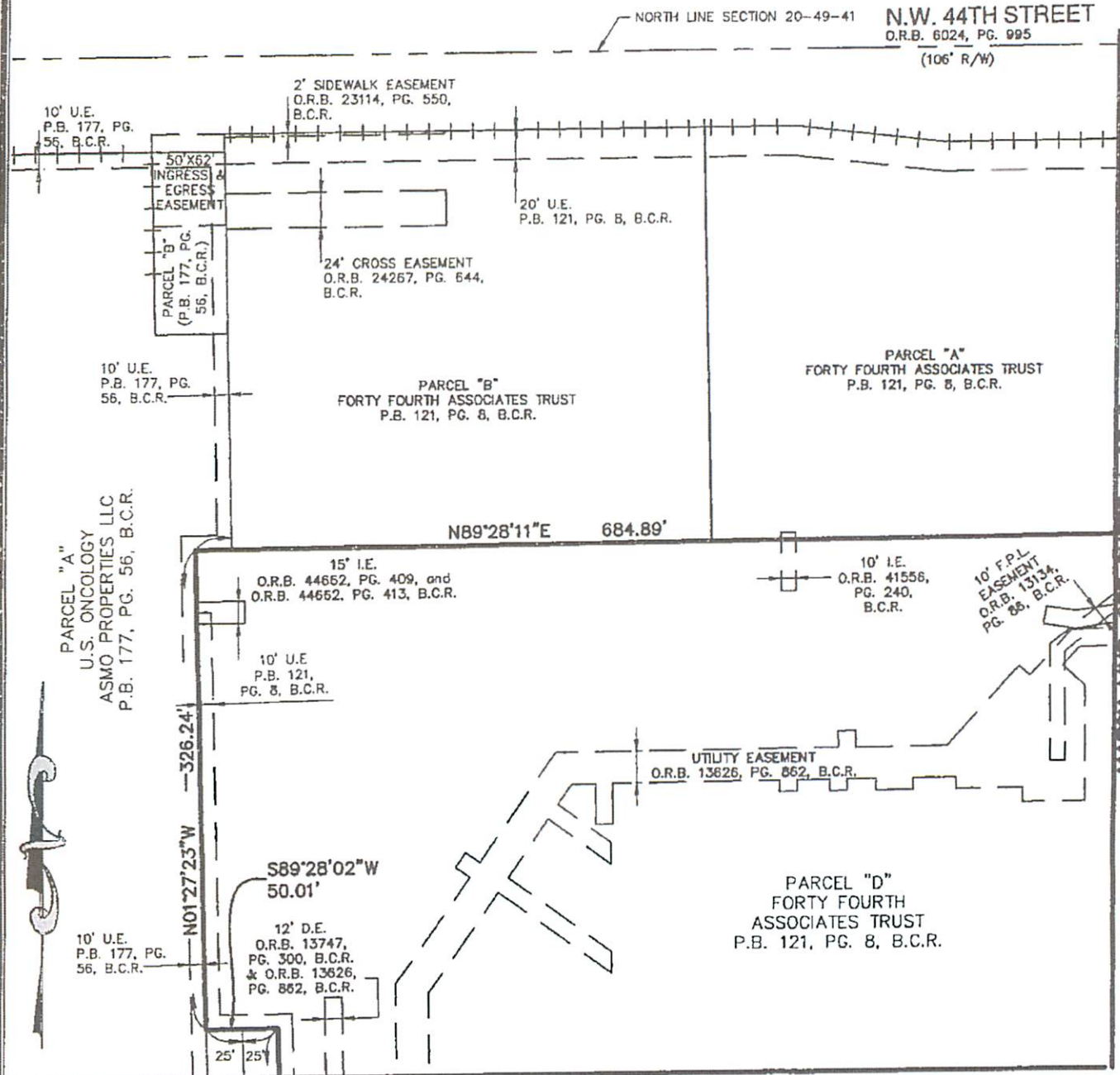
SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N89°28'19"E ALONG THE NORTH BOUNDARY OF SECTION 20-49-41.
2. SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS.
3. SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

GRAPHIC SCALE



( IN FEET )  
1 INCH = 100 FEET



MATCH LINE, SEE SHEET 2 OF 5

MATCH LINE, SEE SHEET 4 OF 5

**MILLER LEGG**  
 Treasure Coast Office, 1680 Bayshore Blvd., Suite 106A  
 Port St. Lucie, Florida - 34984  
 772-344-3431 • Fax: 772-237-0962  
 www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

<b>SKETCH &amp; DESCRIPTION</b>	PROJECT NO. 16-00047	FILE NO. SH-3
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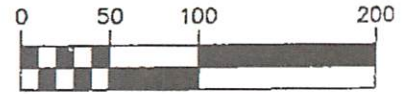
SHEET 4 OF 5

ABBREVIATIONS:

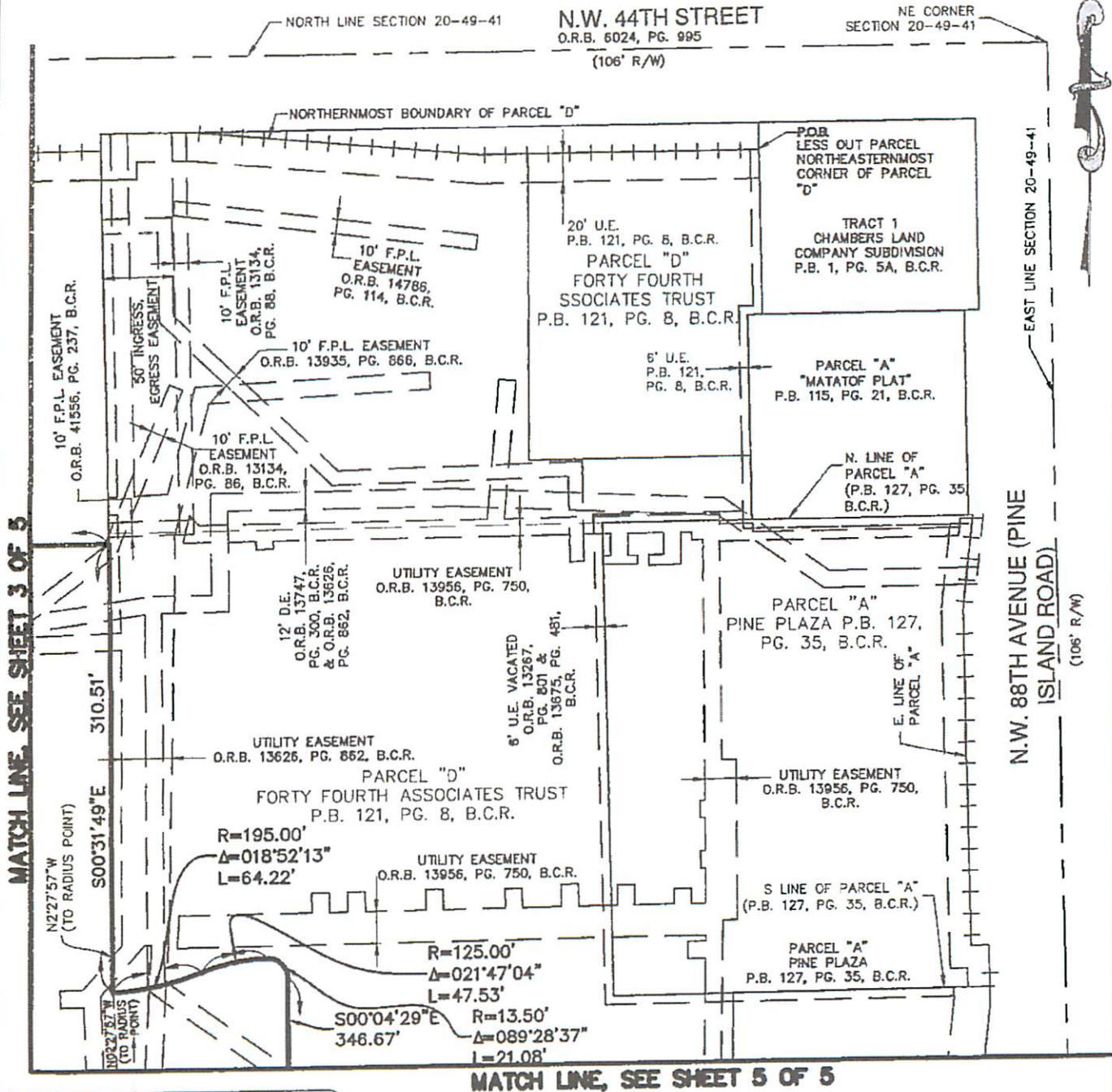
- R = CURVE RADIUS
- L = CURVE LENGTH
- D = DELTA ANGLE
- T = TANGENT LENGTH
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- B.C.R. BROWARD COUNTY RECORDS
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT

SURVEYOR'S NOTES:  
 1. BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N89°28'19"E ALONG THE NORTH BOUNDARY OF SECTION 20-49-41.  
 2. SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS.  
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GRAPHIC SCALE



( IN FEET )  
1 INCH = 100 FEET

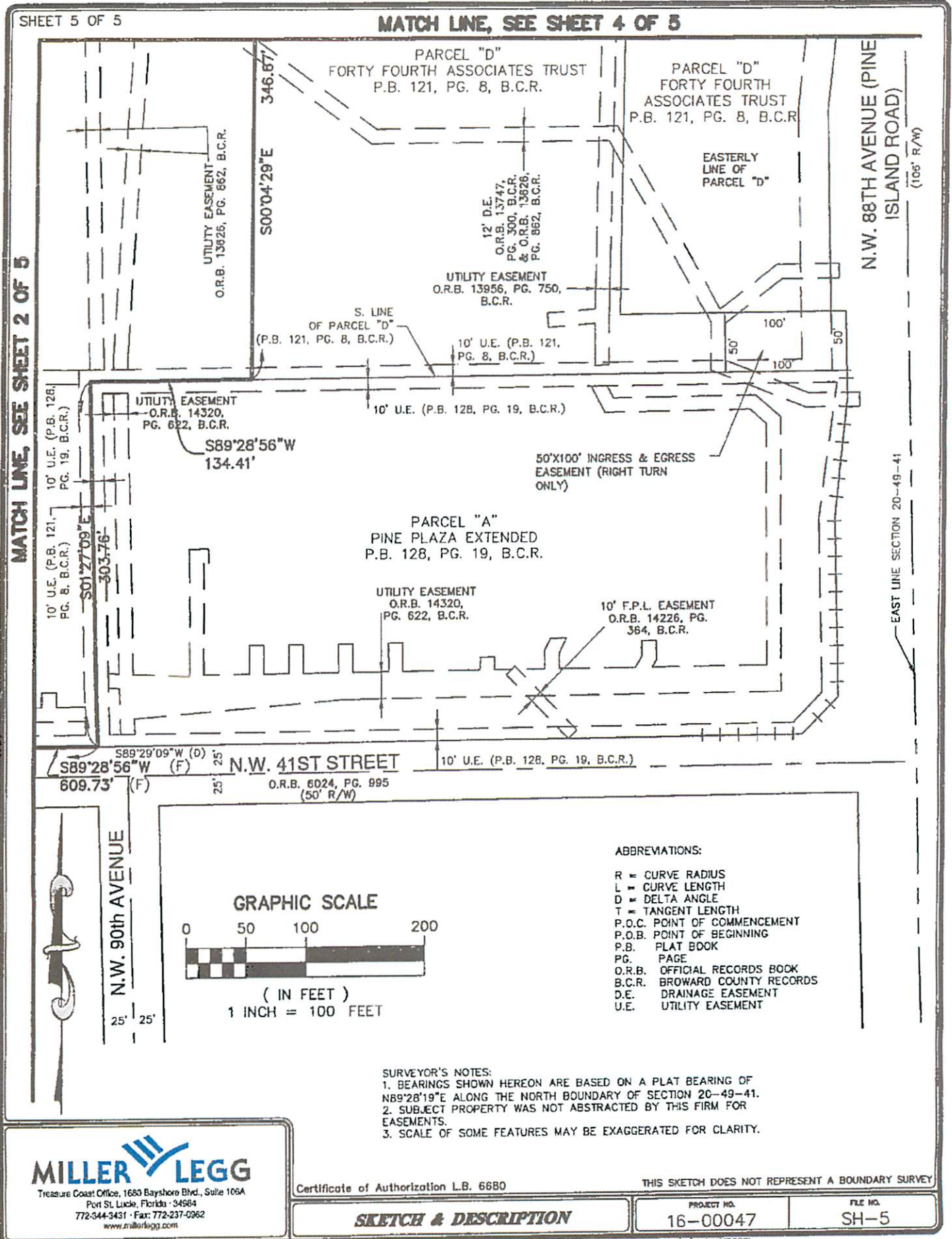


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<b>SKETCH &amp; DESCRIPTION</b>	PROJECT NO. 16-00047	FILE NO. SH-4



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THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

**SKETCH & DESCRIPTION**

PROJECT NO.  
16-00047

FILE NO.  
SH-5





Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

June 28, 2017

**Mr. Stephen Tawes, Interim City Planner**  
**Planning and Zoning Department**  
**5581 W. Oakland Park Blvd**  
**Lauderhill, FL 33313**

RE: Municipal notification of a delegation request to amend the "note" (approved level of development) on a recorded plat adjacent to the municipal limits of Sunrise:

**Plat Name: FORTY-FOURTH ASSOCIATES TRUST**  
**Plat No.: 031-MP-84**

**Written comments must be received on or before July 7, 2017.**

Dear Mr. Tawes:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding the attached copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at [pdmdinfo@broward.org](mailto:pdmdinfo@broward.org).

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617 (or [kdaluz@broward.org](mailto:kdaluz@broward.org)).

Sincerely,

A handwritten signature in blue ink, appearing to read "Thuy Turner".

Thuy (twee) Turner, AICP, Planning Section Manager  
Planning and Development Management Division