

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

PROJECT DESCRIPTION

Name:	HAIG & DUKE PLAT	Number:	002-MP-04
Applicant:	Margate Community Redevelopment Agency	Comm. Dist.:	2
Agent:	Same	Sec/Twp/Rng:	30-48-42
Location:	West Side of Banks Road, Between Northwest 15 Street and Northwest 17 Street	Platted Area:	1.6 Acres
City:	Margate	Gross Area:	N/A
Replat:	This is a New Finding of Adequacy for a Recorded Plat (Plat Book 175, Page 131)		

LAND USE

Existing Use:	Vacant	Effective Plan:	Margate
Proposed Use:	City Park/Recreational Use	Plan Designation:	Transit Oriented Corridor (TOC). See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Parks and Recreation	North:	Transit Oriented Corridor (TOC)
South:	Industrial	South:	Transit Oriented Corridor (TOC)
East:	Industrial	East:	Industrial
West:	Parks and Recreation	West:	Transit Oriented Corridor (TOC)
Existing Zoning:	M-1A	Proposed Zoning:	S-1

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: 09/14/17
Action Deadline: 10/24/17
Deferral Dates:

Prepared: SMC
Reviewed:
Approved:

SERVICES

Wastewater Plant:	Margate (05/17)	Potable Water Plant:	Margate (06/16)
Design Capacity:	8.7800 MGD	Design Capacity:	13.500 MGD
12-Mo. Avg. Flow:	6.1800 MGD	Peak Flow:	8.900 MGD
Est. Project Flow:	0.0020 MGD	Est. Project Flow:	0.002 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:	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
North Central			
Res. Uses:	N/A	N/A	N/A
Non-res. uses:	5	*	N/A
Total:	5	*	N/A

* See Staff Comment No. 5

See Finding No. 1

* See Recommendation No. 9

HAIG & DUKE PLAT
002-MP-04

STAFF COMMENTS

- 1) This plat was approved on December 14, 2004 for 24,800 square feet of warehouse use, with a requirement that either a building permit be issued or infrastructure for development be installed by December 14, 2009. A two-year extension to satisfy the plat's findings of adequacy was issued on July 28, 2009, per the applicant's request and in accordance with Senate Bill 360, which extended the findings of adequacy deadline to December 14, 2011. Neither a building permit was issued nor 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.
- 2) Staff findings and recommendations pertaining to this application for a new finding of adequacy are based on the use being a city park/recreational use.
- 3) The review of this application for a new finding of adequacy included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat and the Development Review Report approved by the County Commission on December 14, 2004. 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.
- 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. However, the proposed park/recreation use qualifies for a total waiver of transportation concurrency fees under Section 5-182(a)(5)a)3) of the Land Development Code. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and waived in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. Staff recommends, if the waiver is approved, that the alternate source of funding for the transportation concurrency fees be the waiver fund set aside in accordance with Section 5-182(a)(5)a)4) of the Land Development Code.
- 6) 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.
- 7) Surface water management plans for this plat must meet the criteria of the Cocomar Water Control District. A surface water management permit must be obtained from this District prior to any construction.
- 8) 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,

Continued

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. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.

- 9) 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 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 10) 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.
- 11) 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>
- 12) 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 Margate. 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.
- 13) 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.

- 14) 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.
- 15) 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.
- 16) This property is within 20,000 feet of Fort Lauderdale Executive 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.
- 17) Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located in the City of Margate, which is within the archaeological and historic jurisdiction of Broward County Historic Preservation Ordinance 2014-32. In the event that any unanticipated archaeological features or artifacts are discovered during the course of development or survey, in accordance with Broward County Ordinance 2014-32, Section 5-536.5(g) the property owner shall notify Rick Ferrer, Broward County Historic Preservation Officer of the discovery within 24 hours at 954-357-9731 or rferrer@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.
- 18) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat include changes to the existing platted access, including closure of a 50-foot access opening along Northwest 17 Street and provision of an ingress/egress easement allowing for perpetual access between the

plat and the City-owned property adjacent to the north and west of this plat (City of Margate Sports Complex). These recommendations may be modified if significant conflicts are identified by details included in the submitted construction plans.

- 19) The attached comments regarding this plat's compliance with the Effective Land Use Plan have been received from the Broward County Planning Council.
- 20) The attached resolution (No. 17-069) from the City of Margate indicates that the City Commission approved the extension of this plat's findings of adequacy, including the proposed amendments to the plat note and access, on May 3, 2017.
- 21) 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.
- 22) 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 North Central Transportation Concurrency Management Area. At the time the property was platted, it was subject to traffic concurrency mitigation through a recorded Regional Road Concurrency Agreement (INSTRUMENT # 105018699) which secured payment for video detection equipment at the intersection of Coconut Creek Parkway and Banks Road. This payment, in the amount of **\$25,000.00**, was satisfied in full and the recorded agreement released. Therefore, this application 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)

It is the express intent of this non-vehicular access line (NVAL) to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

- 1) Along the ultimate right-of-way for Banks Road.

ACCESS EASEMENT REQUIREMENTS (Separate Instrument)

- 2) Provide an ingress/egress easement allowing perpetual cross access between this plat (a.k.a. Margate Community Redevelopment Agency Parcel) (Folio Number 484230340010) and the City of Margate Lot (Folio Number 484230010018). The property owner may use the standard "Declaration of Restrictive Covenants for Private Paved Roadway" (CAF#463) to create this type of easement. The use of a non-standard access agreement will require review and approval by the County Attorney's office. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division, prior to recordation.

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT (New Agreement)

- 3) The property owners of this plat (a.k.a. Margate Community Redevelopment Agency Parcel) (Folio Number 484230340010) must fully 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.
- 4) The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
- 5) An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
 - A) 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) Date through which records were searched (within 30 days of submittal).
 - E) Original signature and/or seal.
- 6) 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.

- 7) Standard forms are available for downloading from the Highway Construction and Engineering Division's web page.
- 8) The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) for the NVAL Agreement and Access Easement, which shall be recorded prior to the recordation of the note amendment agreement for this new finding of adequacy.

GENERAL RECOMMENDATIONS

- 9) Applicant must pay any additional transportation concurrency fees 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. Impact fee amounts are subject to adjustment each October 1.

NOTE: This recommendation does not apply if the transportation concurrency fees are waived in accordance with Section 5-182(a)(5)a)3) of the Land Development Code.

- 10) 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) This plat is restricted to a city park/recreational use.
 - B) 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.
 - C) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **September 14, 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
 - D) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **September 14, 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.
- E) 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.
- 11) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

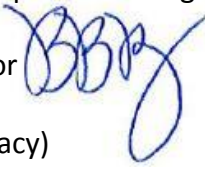
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BROWARD COUNTY
Planning Council



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

FROM: Barbara Blake Boy, Executive Director 

RE: Haig & Duke Plat (Findings of Adequacy)
(002-MP-04) City of Margate

DATE: June 22, 2017

The Future Land Use Element of the City of Margate Comprehensive Plan is the effective land use plan for the City of Margate. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the west side of Banks Road, between Northwest 15 Street and Copans Road.

Regarding the proposed city park/recreational use, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Transit Oriented Corridor" as recorded in Official Record Book 45267, Pages 1630-1635.

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

North: Transit Oriented Corridor
South: Transit Oriented Corridor
East: Industrial
West: Transit Oriented Corridor

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: Samuel A. May, City Manager
City of Margate

Ben Ziskal, AICP, Director, Economic Development
City of Margate

CITY OF MARGATE, FLORIDA

RESOLUTION NO. 17-069

A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING A MODIFICATION TO THE NONVEHICULAR ACCESS LINE AND A PLAT NOTE AMENDMENT TO ALLOW FOR CITY PARK AND RECREATIONAL USES ON PARCEL "A" OF THE "HAIG & DUKE PLAT", LOCATED AT 1675 BANKS ROAD, SUBJECT TO THE FINDINGS OF THE DEVELOPMENT REVIEW COMMITTEE AND THE PLANNING AND ZONING BOARD; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on February 28, 2017, the City's Development Review Committee reviewed an application to amend the "Haig & Duke" plat, consisting of amendments of a Plat Note Amendment and extension of Non-Vehicular Access Line ("NVAL"); and

WHEREAS, the NVAL will be extended by vacating the existing NVAL and dedicating a new NVAL onto the plat sketch; and

WHEREAS, the Plat Note Amendment will add language to allow for City park and recreational uses on Parcel "A" of the "Haig & Duke" Plat, and recommended approval provided the plat note restriction is amended as follows:

From:

- "7. This plat is restricted to 24,800 square feet of warehouse use. Banks, stand alone office uses and commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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.

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 the plat who took title to the property with reference to this plat.

- 8.
- a) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by December 14, 2009, which date is five (5) years from the date of approval of this plat 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
- b) If project water lines, sewer lines, drainage and the rock base for internal roads are not issued by December 14, 2009, which date is five (5) years from the date of approval of this plat 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, providing 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 government entity, document compliance with this requirement within the above referenced time from."

To:

- "7. This plat is restricted to City Park/Recreational uses.

Any structure within this plat must comply with Section IV D. i.f., Development Review Requirements of the Broward County Land Use Plan, regarding hazards to air navigation.

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.

- 8.
- a) If a building permit for a principal building or recreational uses (excluding dry models, sales and construction offices) and first inspection approval are not issued by _____, which date is five (5) years from the date of approval of this plat note amendment by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such a 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
- b) If project water lines, sewer lines, drainage and the rock base for internal roads are not issued by _____, which date is five (5) years from the date of approval of this plat note amendment 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, providing 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 government entity documenting compliance with this requirement within the above reference time frame."; and

WHEREAS, on April 4, 2017, the City's Planning and Zoning Board reviewed an application to amend the Haig & Duke plat as described above and recommended approval of such amendments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA:

SECTION 1: That the City Commission of the City of Margate, Florida, approves the above described Plat Note Amendment and modification to existing NVAL to allow for City park and recreational uses on Parcel A of the "HAIG & DUKE PLAT" located at 1675 Banks Road.

SECTION 2: That the above referenced modification to the NVAL is depicted on the sketches attached hereto, designated as Addendum "A" and Addendum "B", and made a part of this Resolution.

SECTION 3: That the applicant shall meet all conditions of approval imposed at the February 28, 2017 Development Review Committee and the April 4, 2017 Planning and Zoning Board meetings.


SECTION 4: That this Resolution shall become effective upon proper signatures being provided on said Plat Note Amendment and Non-Vehicular Access Line (NVAL) modification.

PASSED, ADOPTED AND APPROVED THIS 3RD DAY OF MAY, 2017.

ATTEST:



JOSEPH J. KAVANAGH
CITY CLERK



MAYOR TOMMY RUZZANO

RECORD OF VOTE

Caggiano	<u>YES</u>
Simone	<u>YES</u>
Peerman	<u>YES</u>
Schwartz	<u>YES</u>
Ruzzano	<u>YES</u>

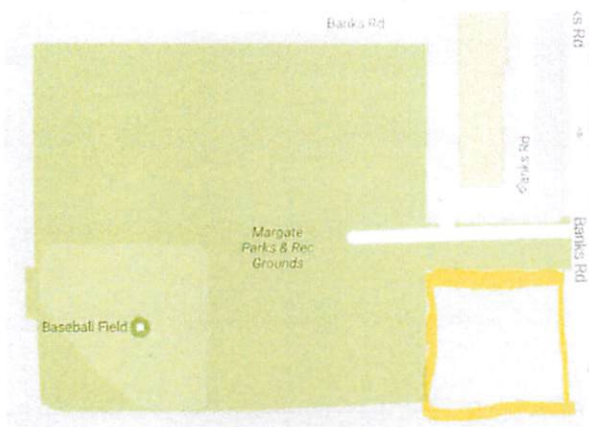
Modification to Non-Vehicular Access Line (NVAL)

Parcel A, Haig & Duke Plat (P.B. 175, PG. 131, B.C.R.)

Access to the existing plat is via a 50' access opening to Banks Road located at the southeast corner of the plat. The remainder of the property's frontage along Banks Road is subject to a NVAL.

The proposed modification effectively eliminates the existing 50' opening. The existing NVAL is to be vacated and a new NVAL, along the entire east boundary/Banks Road frontage of the property will be dedicated.

The subject property was previously platted for industrial use and relied on direct access from Banks Road. Concurrent with this NVAL modification, a plat note will be amended to reflect a change from industrial to recreational use. This property is owned by the Margate CRA and will become part of, and share access with, the existing City of Margate Sports Complex, as shown on the Site Plan included with this submittal. The relationship between the subject property and the adjacent Margate Sports Complex is shown on the aerial and map below:



5/15/17

ADDENDUM "A"

FOR: CITY OF MARGATE

SKETCH AND DESCRIPTION
NON-VEHICULAR ACCESS LINE
TO BE VACATED

LEGAL DESCRIPTION:

ALL OF THE NON-VEHICULAR ACCESS LINE FOR PARCEL "A", "HAIG & DUKE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 131, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 02°43'58" WEST, A DISTANCE OF 94.09 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 83°46'33" EAST (NORTH 83°45'07" EAST PER PLAT) FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1365.00 FEET, THROUGH A CENTRAL ANGLE OF 04°30'38", FOR AN ARC DISTANCE OF 107.46 FEET TO THE POINT OF TERMINUS #1 OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING OF A 50 FOOT ACCESS OPENING AS SHOWN ON SAID PLAT; THENCE CONTINUE SOUTHERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 1365.00 FEET, THROUGH A CENTRAL ANGLE OF 02°05'56", FOR AN ARC DISTANCE OF 50.00 FEET TO THE END OF SAID 50 FOOT ACCESS OPENING AND THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTHERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 1365.00 FEET, THROUGH A CENTRAL ANGLE OF 00°25'11", FOR AN ARC DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF TERMINUS #2 OF SAID NON-VEHICULAR ACCESS LINE, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG THE EAST BOUNDARY OF SAID PARCEL "A" AND ALONG THE WEST RIGHT OF WAY LINE FOR BANKS ROAD.

SAID NON-VEHICULAR ACCESS LINE BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE "HAIG & DUKE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 131, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND REFERENCED TO THE NORTH BOUNDARY OF PARCEL "A" OF SAID PLAT WHICH BEARS NORTH 89°34'36" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- (C) CALCULATED
- L ARC LENGTH
- P.B.C.R. PALM BEACH COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- (P) PER PLAT
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- R RADIUS
- Δ CENTRAL ANGLE
- NON-VEHICULAR ACCESS LINE


CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

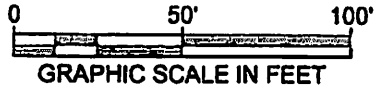
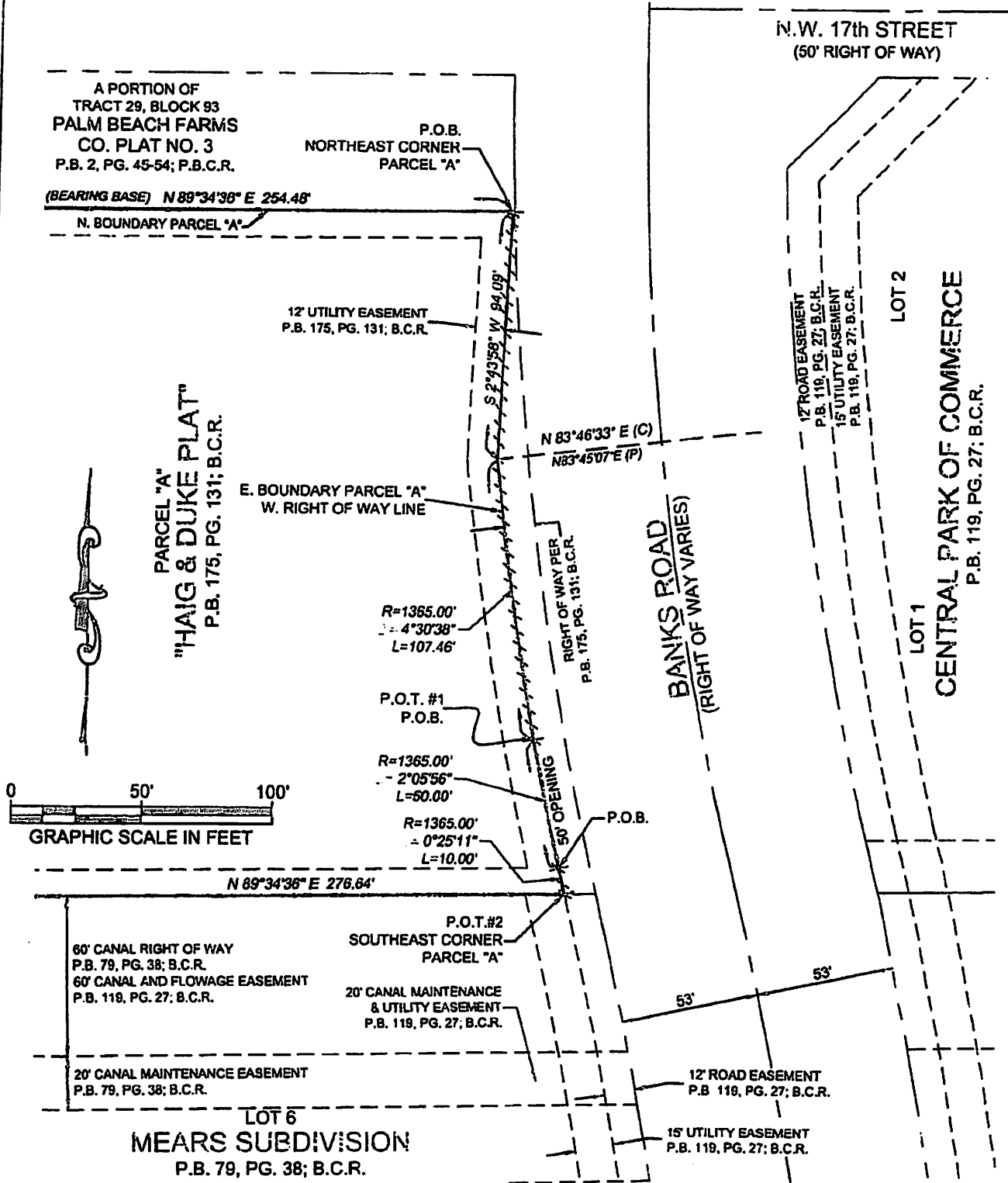
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THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.	UPDATES and/or REVISIONS	DATE	BY	CK'D
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth of such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.				

 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYOR'S 3363 N.W. 65TH STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (854) 732-0408 TEL: (854) 739-0400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2017	JOB NO.: 16-0049-001-01	SHEET 1 OF 2 SHEETS
	DRAWN BY: RY	F.B. N/A PG. N/A
	CHECKED BY: TCS	DATED: 02-06-17

NON-VEHICULAR ACCESS LINE TO BE VACATED



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Craven & Thompson & Associates, Inc.
 ENGINEERS PLANNERS SURVEYOR'S
 3363 N.W. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX (954) 730-0400 TEL: (954) 730-0400
 FLORIDA LICENSED ENGINEERING SURVEYING & PLANNING BUSINESS NO. 271
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JOB NO.: 16-0049-001-01	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 02-06-17

ADDENDUM "B"

FOR: CITY OF MARGATE

SKETCH AND DESCRIPTION
NON-VEHICULAR ACCESS LINE
TO BE DEDICATED

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE FOR PARCEL "A", "HAIG & DUKE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 131, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 02°43'58" WEST, A DISTANCE OF 94.09 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 83°46'33" EAST (NORTH 83°45'07" EAST PER PLAT) FROM THE LAST DESCRIBED POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1365.00 FEET, THROUGH A CENTRAL ANGLE OF 07°01'45", FOR AN ARC DISTANCE OF 167.46 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A" AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE EAST BOUNDARY OF SAID PARCEL "A" AND ALONG THE WEST RIGHT OF WAY LINE FOR BANKS ROAD.

SAID NON-VEHICULAR ACCESS LINE BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE "HAIG & DUKE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 131, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND REFERENCED TO THE NORTH BOUNDARY OF PARCEL "A" OF SAID PLAT WHICH BEARS NORTH 89°34'36" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND


- B.C.R. BROWARD COUNTY RECORDS
- (C) CALCULATED
- L ARC LENGTH
- P.B.C.R. PALM BEACH COUNTY RECORDS
- O.R.B. OFFICAL RECORD BOOK
- (P) PER PLAT
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- R RADIUS
- Δ CENTRAL ANGLE
- ++++ NON-VEHICULAR ACCESS LINE

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LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

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D:\2016\16-0049-001-01_MARGATE SPORTS PARK\DRAWINGS\16-0049_SD_NVAL_DEDICATION

<p>THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.</p> <p>The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth of such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>	UPDATES and/or REVISIONS	DATE	BY	CK'D
 <p>CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYOR'S 1303 N.E. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6400 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 571 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2017</p>	JOB NO.: 16-0049-001-01	SHEET 1 OF 2 SHEETS		
	DRAWN BY: RY	F.B. N/A	PG. N/A	
	CHECKED BY: TCS	DATED: 02-06-17		

