

STAFF REPORT  
United States Postal Service Plat  
133-MP-88

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 November 8, 1988, for a 310,000 square feet postal facility on 27.2 acres. The property is located on the southeast corner of Pines Boulevard (SR 820) and Southwest 160 Avenue, in the City of Pembroke Pines. The plat was recorded on December 22, 1988 (Plat Book 137, Page 18).

The current note, approved by the County Commission on December 13, 2016, reads as follows: (Instrument # 114184429):

This plat is restricted as follows:

**Parcel A-1 (see attached legal description) is restricted to 115,000 square feet of commercial use. Parcels A-1 and A-2 (see attached legal description) are restricted to 248,573 square feet of United States Postal Service facility.** Residential uses, free standing banks and/or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to further bifurcate the plat into Parcels A-1, A-2A and A-2B; to restrict Parcel A-1 and A-2B to 135,000 square feet of commercial and Parcel A-2A to 125 single family detached units. The proposed note reads as follows:

This plat is restricted as follows:

**Parcels A-1 and A-2B (see attached legal description) is restricted to 135,000 square feet of commercial use and Parcel A-2A (see attached legal description) is restricted to 125 single family detached units.** Free standing banks and/or banks with drive-thru facilities are not permitted without the approval of 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 Parcels A-1 and A-2A in this plat for the uses permitted in the "Irregular (2.24) Residential within a Dashed-Line Area" and "Commercial within a Dashed-Line Area" for Parcel A-2B land use categories.

The proposed commercial use on Parcel A-2B is in compliance with the permitted uses and densities of the effective Land Use Plan. Planning Council staff has received written documentation that the City of Pembroke Pines applied the "5% Residential-to-Commercial" flexibility rule to this portion of the plat on November 14, 2016, through Ordinance No. 1863, which permits up to 5% of the area designated "Residential" within a flexibility zone to be used for neighborhood office and/or retail sales of merchandise or

services. Additionally, staff indicates that the plat is not located within 500 feet of a Broward County or Regional Park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality. Based on this, the allocation of “flexibility” is not subject to Policy 2.10.1 (affordable housing policy) of Broward County Land Use Plan.

Planning Council staff states that the proposed 125 dwelling units on Parcel A-2A are consistent with the Pembroke Shores “Dashed-Line Area” which permits a maximum of 1,241 dwelling units permitted per the effective Land Use Plan. The City of Pembroke Pines staff has provided documentation that to date a total of 1,241 dwelling units have been proposed by plat or granted development rights, including the development proposed by this plat note amendment. The 125 dwelling units proposed on Parcel A-2A are in compliance within the permitted uses and densities of the effective land use plan. **These additional 125 dwelling units were subject to Broward County Land Use Plan Policy 2.16.2 and found to satisfy this policy based on an updated affordable housing study, along with the City of Pembroke Pines’ wide range of affordable housing programs (including an affordable housing trust fund and 804 city-owned and operated affordable rental units) which demonstrate compliance with this policy.**

The attached comments regarding the note amendment for the subject plat have been received from the Highway Construction and Engineering Division and Mass Transit Divisions.

The attached School Capacity Availability Determination (SCAD) issued by the Broward County School Board indicates that the 125 (four or more bedroom) single family units proposed by this request will generate 58 additional students (29 elementary, 14 middle and 15 high school). School Board staff has determined that this application satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, these dwelling units will be subject to school impact fees.

The applicant is advised by Access Management staff of the Florida Department of Transportation (FDOT) shall comply with comments stated in the existing pre-application letter. For additional information, please contact Djemcy Limage at 954-777-4363 or [Djemcy.Limage@dot.state.fl.us](mailto:Djemcy.Limage@dot.state.fl.us).

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 Pembroke Pines 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).

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; however, it is adjacent to the Pembroke Pines Shores Mitigation Area, which is included in the Protected Natural Lands Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached resolution (No. 2017-R-24) from the City of Pembroke Pines indicates that this request was approved by the City Commission on June 21, 2017.

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 a decrease in PM peak hour trips. The plat is located within the Southwest 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.

The plat is subject to road impact and road administrative fees. In addition, the proposed 125 single family detached units will also be subject to school impact fees, regional park impact fees, park administrative fees. They will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s), including interior mezzanines and permanent canopy/roof over any drive-thru facilities, outdoor seating areas and/or exterior loading areas, as defined in the ordinance.

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 **September 14, 2018**.

The amended note must also include language stating the following:

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.

- 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 13, 2021**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner 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 construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **December 13, 2021**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner 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. The note amendment must include language stating that 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.

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



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: August 16, 2017

TO: Josie Sesodia, Director  
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Transportation Department, Service Development

SUBJECT: Delegation Request: Note Amendment  
United States Postal Service Plat (133-MP-88)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for the note amendment for the subject plat. Our review 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, if available. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed Note Amendment subject to the following:

TURN LANE IMPROVEMENTS (Secure and Construct)

- 1) An eastbound right turn lane on Pines Boulevard/Hollywood Boulevard at the 100-foot opening with 150 feet of storage and 50 feet of transition.

The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.

Any driveway in the 100-foot opening: shall be centered in the opening, shall consist of a minimum of one egress lane of 12 feet in width, and one ingress lane of 16 foot in width, with a minimum entrance radii of 40 feet.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 2) Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The minimum security amount for pavement markings and signs is \$1,000.

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

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

The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- c. All forms are available on the Highway Construction & Engineering Division's web page at: <http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

#### IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

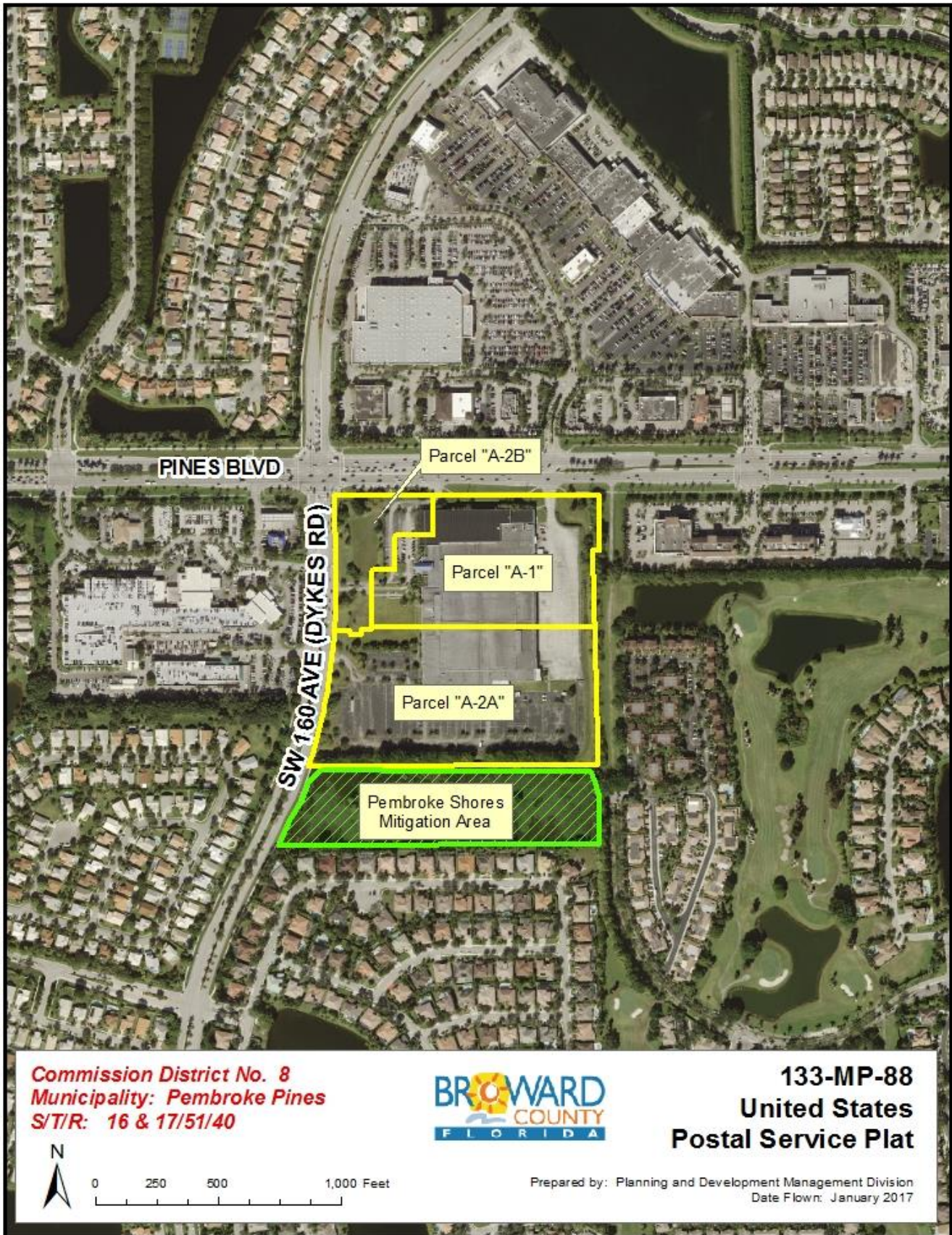
- 4) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering

Division for review for conformance to Plat recommendations, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.

#### GENERAL REQUIREMENTS

- 5) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 6) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
  - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
  - B) State of Florida Department of Transportation:
    - 1) "Roadway and Traffic Design Standards."
    - 2) "Standard Specifications."
    - 3) "FDOT Transit Facilities Guidelines."
  - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).
- 7) In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.
- 8) All standard forms are available for downloading from the Highway Construction and Engineering Division's website:  
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.
- 9) No Plat Note Amendment may be recorded prior to the recordation of the Amendment to Non-vehicular Access Lines Agreement, subject to the requirements noted above.


dgm







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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for United States Postal Service  
(133-MP-88) City of Pembroke Pines

DATE: August 18, 2017

This memorandum updates our previous comments regarding the referenced plat dated July 18, 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:

FROM: Parcel A-1 is restricted to 115,000 square feet of commercial use. Parcels A-1 and A-2 are restricted to 248,573 square feet of United States Postal Service facility.

TO: Parcels A-1 and A-2B are restricted to 135,000 square feet of commercial use and Parcel A-2A is restricted to 125 detached single family units.

The Future Land Use Element of the City of Pembroke Pines Comprehensive Plan is the effective land use plan for the City of Pembroke Pines. That plan designates the area covered by this plat for the uses permitted in the "Irregular (2.24) Residential within a Dashed-Line Area" (i.e. Parcels A-1 and A-2A) and "Commercial within a Dashed-Line Area" (i.e. Parcel A-2B) land use categories. This plat is generally located on the southeast corner of Pines Boulevard and Southwest 160 Avenue.

The proposed commercial use on Parcel A-2B is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed commercial use on Parcel A-1, Planning Council staff has received written documentation that the City of Pembroke Pines applied the "5% Residential-to-Commercial" flexibility rule to this portion of the plat on November 14, 2016, through Ordinance No. 1863, which permits up to 5% of the area designated "Residential" within a flexibility zone to be used for neighborhood office and/or retail sales of merchandise or services. Therefore, the proposed commercial use on Parcel A-1 is in compliance with the permitted uses of the effective land use plan.

**United States Postal Service Plat**  
**August 18, 2017**  
**Page Two**

Planning Council staff notes that this allocation of “flexibility” is not subject to Policy 2.10.1 of the BrowardNext - Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

Regarding the proposed development of 125 dwelling units on Parcel A-2A, Planning Council staff calculations indicate that a maximum of 1,241 dwelling units are permitted by the effective land use plan within the Pembroke Shores “Dashed-Line Area.” The City of Pembroke Pines staff has provided documentation that to date a total of 1,241 dwelling units have been proposed by plat or granted development permits, including the development proposed by this plat note amendment. Therefore, the proposed 125 dwelling units on Parcel A-2A are 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: Charles F. Dodge, City Manager  
City of Pembroke Pines

Michael Stamm, Director, Planning and Economic Development Department  
City of Pembroke Pines



The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

PLAT

SBBC-2141-2016

County Number: 133-MP-88 Municipality Number: TBD  
United States Postal Service Plat

April 28, 2017



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> April 28, 2017	<b>Single-Family:</b> 125	Commercial and United States Post Office	<b>Elementary:</b> 29
<b>Name:</b> United States Postal Service Plat	<b>Townhouse:</b>		<b>Middle:</b> 14
<b>SBBC Project Number:</b> SBBC-2141-2016	<b>Garden Apartments:</b>		<b>High:</b> 15
<b>County Project Number:</b> 133-MP-88	<b>Mid-Rise:</b>		<b>Total:</b> 58
<b>Municipality Project Number:</b> TBD	<b>High-Rise:</b>		
<b>Owner/Developer:</b> City of Pembroke Pines	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Pembroke Pines	<b>Total:</b> 125		

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Silver Shores	820	820	476	-344	-19	58.0%	29
Glades	2,060	2,060	1,257	-803	-36	61.0%	14
Everglades	2,980	2,980	2,412	-568	-22	80.9%	15

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Silver Shores	505	-315	61.6%	459	438	429	414	399
Glades	1,271	-789	61.7%	1,204	1,184	1,200	1,204	1,199
Everglades	2,427	-553	81.4%	2,433	2,382	2,408	2,371	2,422

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

**CHARTER SCHOOL INFORMATION**

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Franklin Academy A	1.750	1.349	-401	1.349	1.349	1.349

**PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN**

School(s)	Description of Improvements
Silver Shores	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Glades	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Everglades	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

### Comments

According to information provided by the applicant, there are no residential units on the property. Staff reviewed the application for 125 (four or more bedroom) single family units, which are determined to generate 58 (29 elementary, 14 middle and 15 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Silver Shores Elementary, Glades Middle, and Everglades High Schools. Based on the District's Public School Concurrency Planning Document (PSCPD), these Schools are currently operating below the adopted LOS of 100% gross capacity in the 2016/17 school year. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17– 2018/19), all the schools are expected to continue to operate at their current status through the 2018/19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

The charter schools located within a two-mile radius of the site in the 2016/17 school year and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools.

Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the Adopted District Educational Facilities Plan FY 2016/17 – 2020/21 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that sufficient school capacity is anticipated to be available to support the development as proposed in this application. This preliminary determination shall be valid for 180 days for a maximum of 125 (four or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on October 24, 2017. This Preliminary School Capacity Availability Determination (SCAD) shall be deemed to be void unless prior to the referenced expiration, notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project. Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

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SBBC-2141-2016 Meets Public School Concurrency Requirements

Yes  No

Reviewed By:

4-28-17  
Date

  
Signature

Lisa Wight  
Name  
Planner  
Title



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

e-COMMENTS for  
**Delegation Request: Amend the Plat Note**



**TO:** Review Agencies  
**PLAT NAME:** United States Postal Service Plat **PLAT NO.:** 133-MP-88  
**COMMENT DUE DATE:** JULY 20, 2017

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

**Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: [pdminfo@broward.org](mailto:pdminfo@broward.org).** For additional information, please contact Sue Carrano at 954-357-6627 (or [scarrano@broward.org](mailto:scarrano@broward.org)). Your cooperation is greatly appreciated!

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

*In the space provided below, please type/print your name, agency and phone number:*

COMMENTS: Djemcy Limage  
\_\_\_\_\_  
**Print Name**  
FDOT- Access Management  
\_\_\_\_\_  
**Agency**  
954-777-4363  
\_\_\_\_\_  
**Phone Number**

There is an existing pre-application letter for the subject site (see attached).





**Florida Department of Transportation**

**RICK SCOTT  
GOVERNOR**

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

**MIKE DEW  
SECRETARY**

December 1, 2016

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **December 1, 2017**  
THIS LETTER IS NOT A PERMIT APPROVAL

\*\*\*Letter revised on August 25 to update development size.

Antonio Quevedo  
HSQ Group, Inc.  
5951 Northwest 173rd Drive, Suite 4  
Miami, Florida 33015

Dear Antonio Quevedo:

RE: **December 1, 2016** - Pre-application Meeting for **Category E Driveway**  
Broward County - City of Pembroke Pines, Urban; SR 820; Sec. # 86040; MP: 4.500  
Access Class - 03; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project: FM 434829.1  
**Request: Maintain existing driveway connections on SR 820 and add a new fire access:**

- **Driveway 1: Right-in/right-out located approximately 410 feet east of Dykes Rd./SW 160 Ave.**
- **Driveway 2: Right-in/left-in/right-out located approximately 410 feet east of Driveway 1.**
- **Driveway 3: Emergency only driveway located approximately 140 feet east of Driveway 3.**

**SITE SPECIFIC INFORMATION**  
Project Name & Address: **16000 PINES MARKET - 16000 Pines Blvd, Pembroke Pines, FL 33027**  
Applicant/Property Owner: **16000 Pines Retail Investments, LLC.**  
Parcel Size: **12.6 Acres** Development Size: **135,000 S.F. Shopping Center/Commercial & 125 Single-Family Homes**

**WE APPROVE YOUR REQUEST**

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

**Conditions:**

- **A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided at Driveways 1 and 2. If a guard gate is installed a minimum driveway length of 100 feet is required.**
- **The existing right turn lanes at Driveways 1 and 2 shall remain. Both turn lanes shall meet current FDOT design standards and include space for bicycle lane.**
- **Driveways 1 and 2 shall have a maximum of 1 inbound lane and 1 outbound lane. Driveways design shall meet current FDOT standards.**
- **Driveway 3 shall be emergency only and stabilized grass (not paved).**

**Comments:**

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

Dalila Fernandez, P.E.  
District Access Management Manager

GS/nyh

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-12-01 & Variance\3. 86040 MP 4.500 SR 820\_16000 Pines Market\86040 MP 4.500 SR 820\_16000 Pines Market\_Rev.docx



**PROPOSED RESOLUTION NO. 2017-R-24**

**RESOLUTION NO. 3553**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE APPROXIMATE 558.2-ACRE PROPERTY GENERALLY LOCATED BETWEEN PINES BOULEVARD AND PEMBROKE ROAD, EAST OF SW 172ND AVENUE, AS MORE PARTICULARLY DESCRIBED IN IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN, KNOWN AS THE UNITED STATES POSTAL SERVICE PROPERTY; AUTHORIZING CITY ADMINISTRATION TO TAKE ANY ACTION NECESSARY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Applicant, through Terra World LLC, submitted a regular scale Land Use Plan Amendment application for an approximate 558.2-acre property generally located between Pines Boulevard and Pembroke Road, east of SW 172nd Avenue, as more particularly described in **Exhibit "A"**, attached hereto and known as the United States Postal Service Property; and,

**WHEREAS**, the City Commission will consider Proposed Ordinance 2016-12 on second reading on June 21, 2017; and,

**WHEREAS**, The Applicant's land use plan amendment application includes amending the City's land use from Irregular Residential 2.16 dwelling units per acre to irregular 2.24 dwelling units per acre and commercial use for the purpose of developing an additional 125 residential dwelling units and 135,000 square feet of commercial use; and,

**WHEREAS**, the plat note on the United States Postal Service Property must be amended to be consistent with that proposed land use plan amendment; and,

**PROPOSED RESOLUTION NO. 2017-R-24**

**RESOLUTION NO. 3553**

**WHEREAS**, the existing plat note for the subject property states:

Parcel A-1 (see attached legal description) is restricted to 115,000 square feet of commercial use. Parcels A-1 and A-2 (see attached legal description) are restricted to 248,573 square feet of United States Postal Service facility. Residential uses, free standing banks and/or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts; and,

**WHEREAS**, Broward County requires City approval for any amendment to the plat note; and,

**WHEREAS**, the City requests that Broward County approves the following proposed plat note language:

Parcels A-1 and A-2B (see attached legal description) is restricted to 135,000 square feet of commercial use and Parcel A-2A (see attached legal description) is restricted to 125 detached single-family units. Free standing banks and/ or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts; and,

**WHEREAS**, the City's professional staff has reviewed the proposed plat note amendment and has no objection to the same; and

**WHEREAS**, the City Commission of the City of Pembroke Pines finds that the proposed Plat Note Amendment request to be in the best interests of the citizens and residents of the City of Pembroke Pines.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:**

**Section 1.** The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits referenced

**PROPOSED RESOLUTION NO. 2017-R-24**

**RESOLUTION NO. 3553**

herein and attached hereto are hereby incorporated herein.

**Section 2.** The City Commission of the City of Pembroke Pines, Florida, hereby approves the Plat Note Amendment (Delegation Request) for the United States Postal Service Property generally located between Pines Boulevard and Pembroke Road, east of SW 172nd Avenue, as more particularly described in **Exhibit "A,"** attached hereto, subject to the recertification of the City's land use plan map by Broward County, and amends the plat note as follows:

Parcels A-1 and A-2B (see attached legal description) is restricted to 135,000 square feet of commercial use and Parcel A-2A (see attached legal description) is restricted to 125 detached single-family units. Free standing banks and/ or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts; and,

**Section 3.** City Administration is hereby authorized to take any action necessary to implement the intent of this Resolution.

**Section 4.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 6.** This Resolution shall become effective immediately upon its passage and adoption.

PROPOSED RESOLUTION NO. 2017-R-24

RESOLUTION NO. 3553

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF  
PEMBROKE PINES, FLORIDA, THIS 21ST DAY OF JUNE, 2017.

CITY OF PEMBROKE PINES, FLORIDA

By: [Signature]  
MAYOR FRANK C. ORTIS

ATTEST:

[Signature]  
MARLENE GRAHAM, CITY CLERK

ORTIS AYE

CASTILLO AYE

APPROVED AS TO FORM:

SCHWARTZ AYE

[Signature]  
OFFICE OF THE CITY ATTORNEY

SHECHTER AYE

SIPLE AYE



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

**Application:** Request to amend the note to retain and bifurcate Parcel A-1 into Parcels A-2A and A-2B, add 20,000 square feet of commercial use, remove 248,573 square feet of United States Postal Service Facility use, and add 125 single family detached units.

**File Number:** **133-MP-88**

**Project Name:** **United States Postal Service Plat**

**Comments Due:** **July 20, 2017**

**Development Type:** **Commercial** (135,000 Square Feet on Parcels A-1 and A-2B) and **Residential** (125 Single Family Units on Parcel A-2A)

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 Pembroke Pines and is in the South Broward Drainage District. Surface water management plans for this plat must meet the criteria of the Drainage District. A surface water management permit must be obtained from this District prior to any construction.

**Potable Water Review**

This plat will be served by the City of Pembroke Pines's Water Treatment Plant which has a capacity of 18.000 MGD and a maximum daily flow of 14.700 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>Pembroke Pines</b>
Flow Data:	<b>As of 05/17</b>
EPGMD Licensed Capacity	<b>9.5000 MGD</b>
12 Month Average Flow:	<b>6.1500 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.3780 MGD</b>
Total Committed Flow:	<b>6.5280 MGD</b>
Estimated Project Flow:	<b>0.0510 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 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.

Page 2  
133-MP-88 UNITED STATES POSTAL SERVICE PLAT

**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.

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 Pembroke Pines 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; however, it is adjacent to the Pembroke Pines Shores Mitigation Area, which is included in the Protected Natural Lands Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. 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>

**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.



Page 3  
133-MP-88 UNITED STATES POSTAL SERVICE PLAT

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. A demolition notice of the existing use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.

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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.



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 United States Postal Service Plat

Plat Number 133-MP-88 Plat Book - Page 137/18 (If recorded)

Owner/Applicant City of Pembroke Pines Phone 954.431.4884

Address 10100 Pines Boulevard City Pembroke Pines State FL Zip Code 33026

Owner's E-mail Address swilliams@ppines.com Fax # \_\_\_\_\_

Agent Greenspoon Marder, PA Phone 954-761-2929

Contact Person Marla Neufeld, Esq.

Address 200 E. Broward Blvd, Suite 1800 City Ft. Lauderdale State FL Zip Code 33301

Agent's E-mail Address maria.neufeld@gmlaw.com 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

Proposed note for entire plat See attached

**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

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No

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 \_\_\_\_\_

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

Number of students for a daycare center or school STUDENTS NA

Reasons for this request (Attach additional sheet if necessary.) See attached narrative

**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?
US Post Office - No credit					

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 \_\_\_\_\_

Sworn and subscribed to before me this 5th day of June, 2017

by Laurie Bobrow  He/she is personally known to me or  
 Has presented \_\_\_\_\_ Commission # FF968011 as identification.  
Signature of Notary Aaron Notary Expires: April 19, 2020  
Type or Print Name \_\_\_\_\_ Conose thru Aaron Notary

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

Time \_\_\_\_\_ Application Date 07-05-17 Acceptance Date 07-06-17  
Comments Due 07-20-17 C.C. Mtg. Date 09-14-17 Fee \$ 2170

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments (Describe) SCAD Letter, Title Certificate

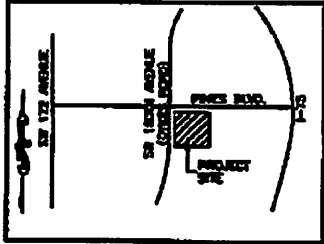
Title of Request note amendment

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 none Received by [Signature]

EXHIBIT A-1



**LOCATION SKETCH**  
(NOT TO SCALE)

**LEGAL DESCRIPTION:**

**PARCEL A1**  
A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 01°45'51" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 229.81 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 89°25'33" WEST, 30.28 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01°45'30" EAST, 307.73 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89°59'59" WEST, 807.88 FEET; THENCE NORTH 00°00'00" WEST, 236.50 FEET; THENCE NORTH 90°00'00" EAST, 82.73 FEET; THENCE NORTH 00°00'00" WEST, 142.88 FEET; THENCE NORTH 80°00'00" EAST, 158.50 FEET; THENCE NORTH 00°00'00" WEST, 151.29 FEET TO THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH 89°25'02" EAST ALONG SAID NORTH LINE, 870.84 FEET TO THE POINT OF BEGINNING.

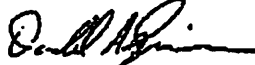
SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 435,373 SQUARE FEET (9.985 ACRES) MORE OR LESS.

**SURVEY NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARING'S SHOWN HEREON ARE RELATIVE TO THE PLAT OF "UNITED STATES POSTAL SERVICE PLAT", PLAT BOOK 137, PAGE 18, BROWARD COUNTY RECORDS. REFERENCE BEARING OF N89°25'02"E ALONG THE MOST EASTERLY NORTH LINE OF TRACT "A".
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.


**CERTIFICATE:**  
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON APRIL 4, 2017. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

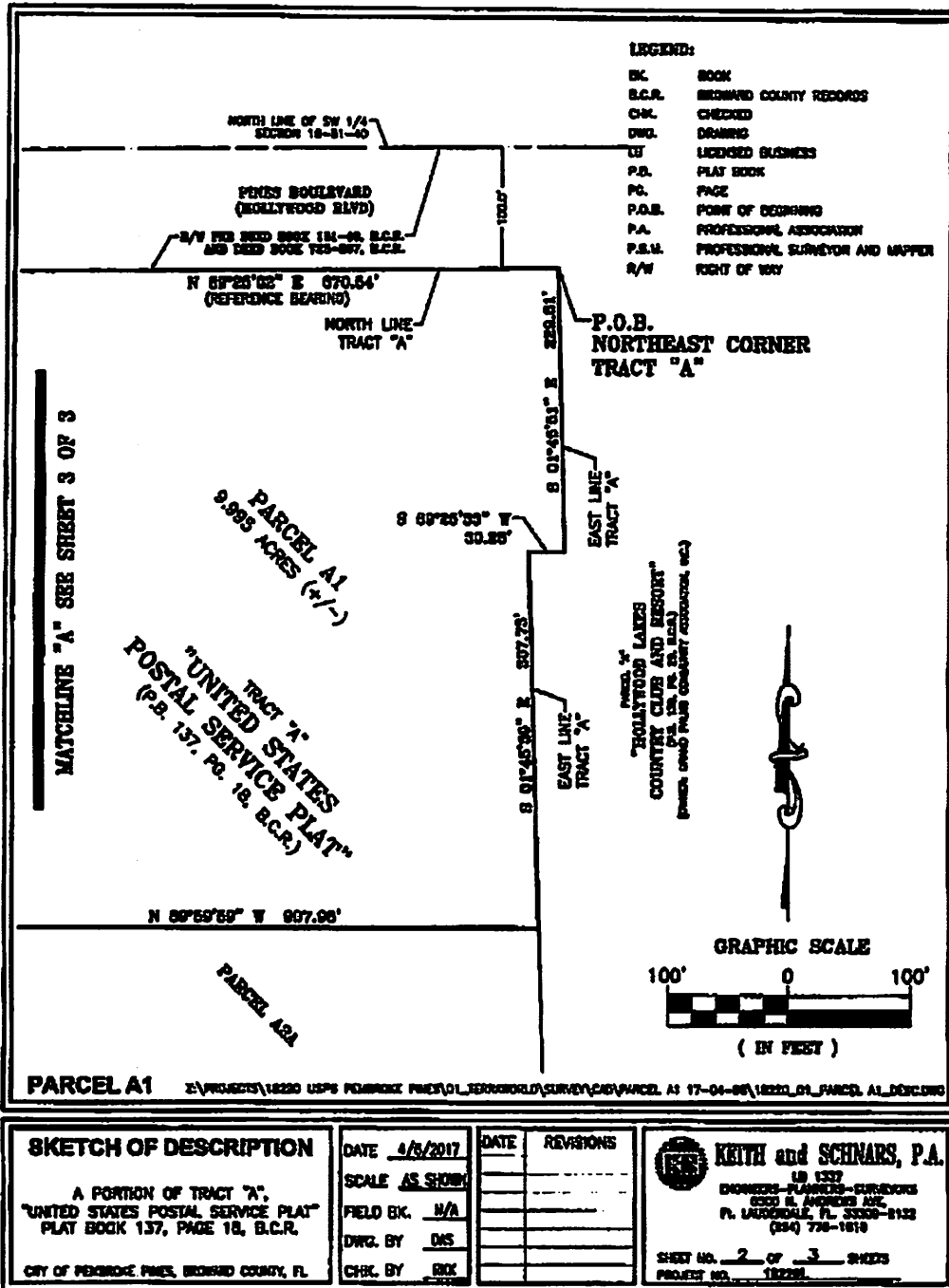
KEITH AND SCHNARS, P.A.  
ENGINEERS-PLANNERS-SURVEYORS

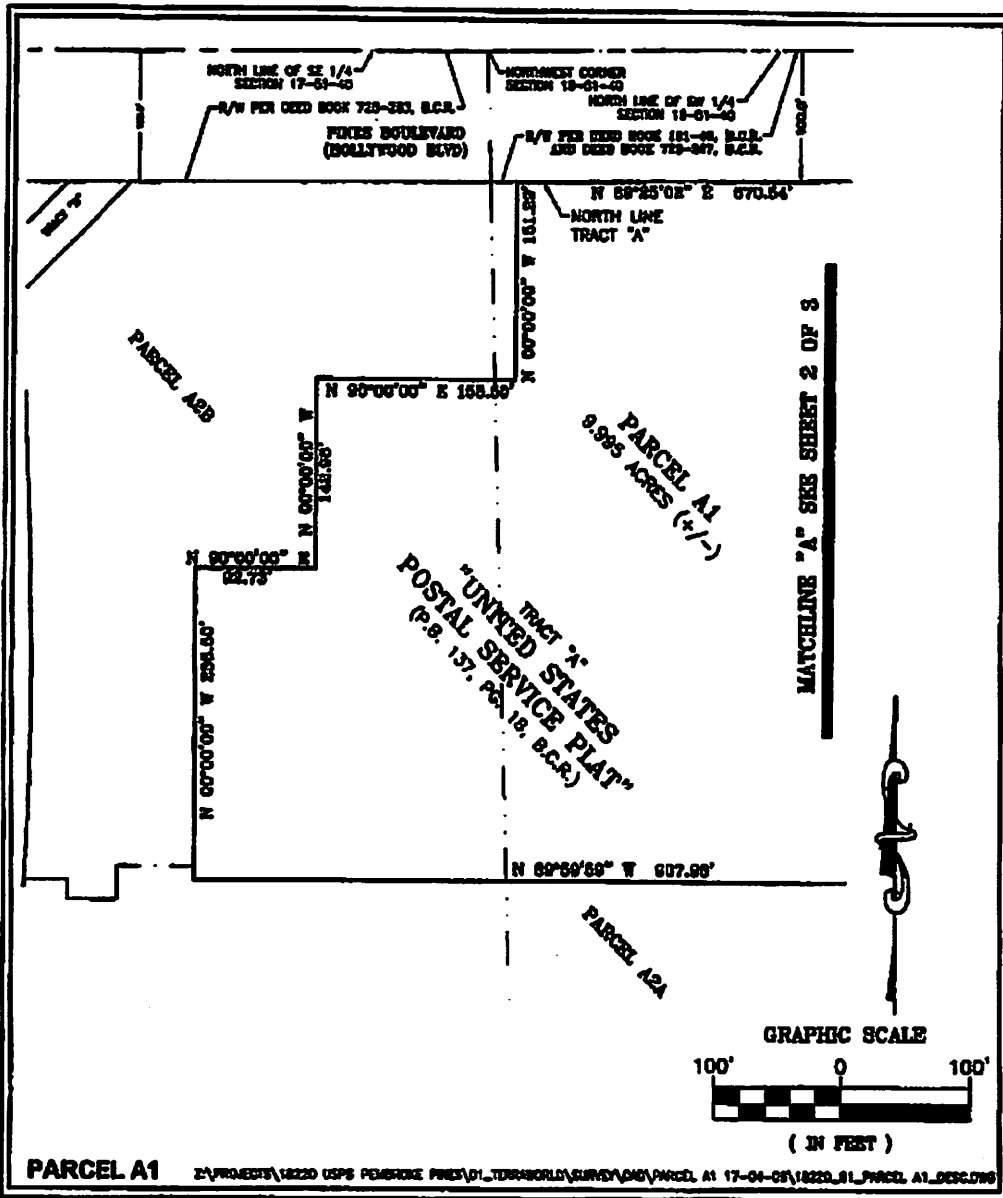


BY: DONALD A. SPICER, P.S.M.  
FLORIDA REGISTRATION NO. 4677

**PARCEL A1**    Z:\PROJECTS\18220 USFS PEMBROKE PINES\01\_TOOLBOX\SUBSET\CAD\PARCEL A1 17-04-06\18220\_01\_PARCEL A1\_DESC.DWG

<p><b>SKETCH OF DESCRIPTION</b></p> <p>A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" PLAT BOOK 137, PAGE 18, B.C.R.</p> <p>CITY OF PEMBROKE PINES, BROWARD COUNTY, FL.</p>	DATE 4/8/2017	DATE	REVISIONS	 <p><b>KEITH and SCHNARS, P.A.</b> 18 1337 ENGINEERS-PLANNERS-SURVEYORS 8300 N. ANDERSON AVE. FL. LAUDERDALE, FL 33308-2132 (304) 778-1678</p>
	SCALE AS SHOWN	DATE	REVISIONS	
	FIELD BK. N/A			
	DWG. BY DAS			
	CHK. BY [Signature]			
				SHEET NO. 1 OF 3 SHEETS
				PROJECT NO. 18220






<b>SKETCH OF DESCRIPTION</b> A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" PLAT BOOK 137, PAGE 18, B.C.R. CITY OF PEMBROKE PINES, BROWARD COUNTY, FL	DATE <u>4/8/2017</u> SCALE <u>AS SHOWN</u> FIELD BK. <u>N/A</u> DWG. BY <u>DNS</u> CHK. BY <u>RSK</u>	DATE _____ REVISIONS _____ _____ _____ _____	 <b>KEITH and SCHWARS, P.A.</b> LB 1337 ENGINEERS-PLANNERS-SURVEYORS 6820 N. WINDYBROOK AVE. FT. LAUDERDALE, FL 33309-2132 (954) 770-1616 SHEET NO. <u>3</u> OF <u>3</u> SHEETS PROJECT NO. <u>18220</u>
	<b>PARCEL A1</b>		

EXHIBIT A-2B

**LEGAL DESCRIPTION:**

**PARCEL A2B**

A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°25'02" WEST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 670.54 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE SOUTH 00°00'00" EAST, 151.29 FEET; THENCE SOUTH 00°00'00" WEST, 158.50 FEET; THENCE SOUTH 00°00'00" EAST, 142.88 FEET; THENCE SOUTH 90°00'00" WEST, 82.73 FEET; THENCE SOUTH 00°00'00" EAST, 226.50 FEET; THENCE NORTH 90°00'00" WEST, 80.77 FEET; THENCE SOUTH 00°00'00" EAST, 24.78 FEET; THENCE NORTH 90°00'00" WEST, 38.00 FEET; THENCE NORTH 00°00'00" WEST, 14.78 FEET; THENCE NORTH 90°00'00" WEST, 32.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, ALSO BEING THE WEST LINE OF SAID TRACT "A"; SAID CURVE HAVING A RADIUS OF 2422.00 FEET, AN ARC LENGTH OF 230.48 FEET WITH A RADIAL BEARING OF NORTH 85°18'51" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°27'09" TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST LINE NORTH 01°46'00" WEST, 213.39 FEET; THENCE NORTH 43°58'39" EAST, 118.38 FEET TO THE NORTH LINE OF SAID TRACT "A"; THENCE ALONG SAID NORTH LINE NORTH 89°39'56" EAST, 282.78 FEET; THENCE CONTINUE ALONG SAID NORTH LINE NORTH 89°25'02" EAST, 21.51 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 116,858 SQUARE FEET (2.68 ACRES) MORE OR LESS.

**SURVEY NOTES:**

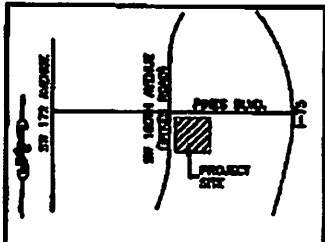
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF "UNITED STATES POSTAL SERVICE PLAT", PLAT BOOK 137, PAGE 18, BROWARD COUNTY RECORDS. REFERENCE BEARING OF S89°25'02"W ALONG THE MOST EASTERLY NORTH LINE OF TRACT "A".
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON AUGUST 23, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 8J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.  
ENGINEERS-PLANNERS-SURVEYORS

*Donald A. Spicer*  
BY: DONALD A. SPICER, P.S.M.  
FLORIDA REGISTRATION NO. 4677



**PARCEL A2B** 2:\PROJETS\16220 02PS PEMBROKE PINES\01-100\WORLD\SURVEY\CAD\PHASES 16-13-14\16220\_01\_PARCEL A2B\_DESC.DWG


<b>SKETCH OF DESCRIPTION</b>	DATE	8/23/2016	DATE		REVISIONS	 <b>KEITH and SCHNARS, P.A.</b> LD 1337 ENGINEERS-PLANNERS-SURVEYORS 8500 N. ANDROS AVE. FT. LAUDERDALE, FL 33308-2132 (954) 778-1818
	SCALE	AS SHOWN	APPROX	10/24/16	NUMBER FOR QUANT	
A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" PLAT BOOK 137, PAGE 18, B.C.R.  CITY OF PEMBROKE PINES, BROWARD COUNTY, FL	FIELD BK.	N/A	DESIGNED			
	DWG. BY	DAS	CHECKED			
	CHK. BY	RKE				
				SHEET NO. <u>1</u> OF <u>2</u> SHEETS PROJECT NO. <u>16220</u>		





EXHIBIT A-2A

**LEGAL DESCRIPTION:**

**PARCEL A2A**

A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 01°45'51" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 229.81 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 89°25'33" WEST, 30.28 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01°45'30" EAST, 307.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01°45'30" EAST, 562.82 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°25'02" WEST ALONG THE SOUTH LINE OF SAID TRACT "A", 1178.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A" AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2410.00 FEET, AN ARC LENGTH OF 87.63 FEET AND A RADIAL BEARING OF NORTH 72°21'42" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 205°00" TO A NON-TANGENT LINE; THENCE NORTH 21°13'52" EAST, 100.48 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2422.00 FEET, AN ARC LENGTH OF 401.73 FEET AND A RADIAL BEARING OF NORTH 78°48'38" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°30'13" TO A NON-TANGENT LINE; THENCE SOUTH 00°00'00" EAST, 32.73 FEET; THENCE SOUTH 00°00'00" EAST, 14.76 FEET; THENCE SOUTH 90°00'00" EAST, 39.00 FEET; THENCE NORTH 00°00'00" WEST, 24.76 FEET; THENCE SOUTH 90°00'00" EAST, 60.77 FEET; THENCE SOUTH 00°00'00" EAST, 10.00 FEET; THENCE SOUTH 89°59'59" EAST, 807.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. CONTAINING 621,536 SQUARE FEET (14.27 ACRES) MORE OR LESS.


**SURVEY NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF "UNITED STATES POSTAL SERVICE PLAT", PLAT BOOK 137, PAGE 18, BROWARD COUNTY RECORDS WITH A REFERENCE BEARING OF S89°25'02"W ALONG THE SOUTH LINE OF TRACT "A".
3. THIS SKETCH IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

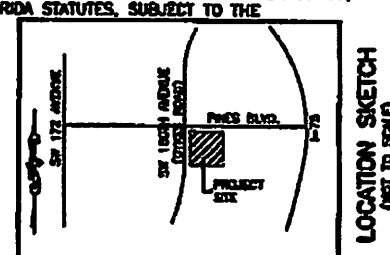
**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON SEPTEMBER 30, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.  
ENGINEERS-PLANNERS-SURVEYORS




BY: DONALD A. SPICER, P.S.M.  
FLORIDA REGISTRATION NO. 4877



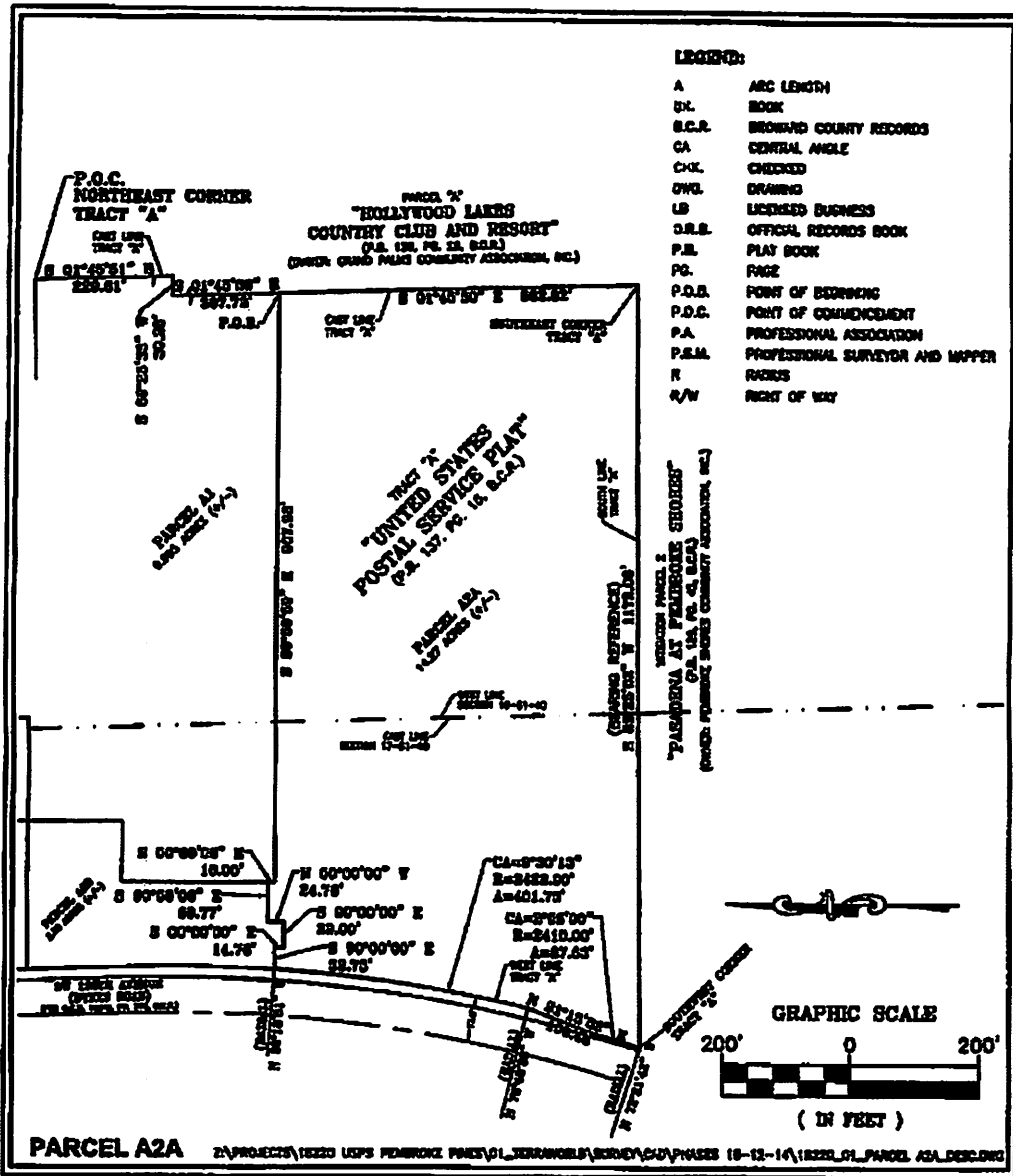
**PARCEL A2A** 2:\PROJECTS\14222 USFS PEMBROKE PINES\PLANNING\SURVEY\CAD\FIGS\16-12-14\14222\_01\_P002\_A2A.DESIGN


<b>SKETCH OF DESCRIPTION</b>	DATE	8/30/2018	DATE	REVISIONS
	SCALE	AS SHOWN	BY/DATE	REVISIONS
A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" PLAT BOOK 137, PAGE 18, B.C.R.  CITY OF PEMBROKE PINES, BROWARD COUNTY, FL.	FIELD BK.	N/A		
	DWG. BY	DAS		
	CHK. BY	RSK		



**KEITH and SCHNARS, P.A.**  
18 1837  
ENGINEERS-PLANNERS-SURVEYORS  
6800 N. ANDREWS AVE.  
FL. LAKEDALE, FL. 33550-2132  
(850) 770-1616

SHEET NO. 1 of 2 SHEETS  
PROJECT NO. 14222



<b>SKETCH OF DESCRIPTION</b> A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" PLAT BOOK 137, PAGE 16, B.C.R. CITY OF FERNINCK TOWN, BROWARD COUNTY, FL	DATE <u>8/30/2018</u> SCALE <u>AS SHOWN</u> FIELD BK. <u>N/A</u> DWG. BY <u>DAS</u> CHK. BY <u>ROJ</u>	DATE <u>8/7/18</u> REVISIONS REVISION NO. _____ BY _____ _____ _____ _____	 <b>KEITH and SCHNARS, P.A.</b> IN 1227 ENGINEERS-PLANNERS-SURVEYORS 8500 N. ANDERSON AVE. FT. LAUDERDALE, FL 33308-4132 (954) 779-1619 SHEET NO. <u>2</u> OF <u>2</u> SHEETS PROJECT NO. <u>1222</u>
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