

STAFF REPORT
I-75 Commerce Park
058-MP-99

A request to revise the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on February 20, 2001, for 783,000 square feet of industrial use. The property consists of 44.9 acres, and it is located on the south side of Pembroke Road, between Southwest 145 Avenue and Interstate 75, in the City of Miramar. The plat was recorded on July 5, 2002 (P.B. 171, PG. 116).

The current note, approved by the County Commission on October 26, 2010 (INSTR #109816049) reads as follows:

This plat is restricted to **500,000 square feet of office use**. No banks and/or commercial/retail uses are 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 bifurcate into Parcels A-1 and A-2, to allow for additional 300,000 square feet of office in Parcel A-2. The proposed note language reads as follows:

This plat is restricted to **Parcel A-1 (see attached legal description) is restricted to 500,000 square feet of office use and Parcel A-2 (see attached legal description) is restricted to 300,000 square feet of office use**. No banks and/or commercial/retail uses are permitted without the approval of Board County Commissioners who shall review and address these uses for increased impacts.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category, and that the proposed office use is in compliance with the permitted uses of the effective Land Use Plan.

The Highway Construction and Engineering Division has reviewed this application, and has no objections to this request.

The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. 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 Miramar, which is outside the jurisdictional boundaries of Broward County Historic Preservation Ordinance 2014-32 for historical resources, but within the archaeological jurisdiction of said Ordinance. Accordingly, the property owner should contact the City of Miramar Community and Economic Development at 954-602-3254 for compliance with municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, however, it is adjacent to two mitigation sites which are included in the inventory. The applicant is advised that this project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area and a BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit. For additional information please visit: www.broward.org/WaterServices/Pages/LandDevelopment.aspx.

The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached letter from the City of Miramar indicates no objection to this request.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code.

In addition, this request represents an increase of 415 PM peak hour trips. The plat is located within the South Central Transportation 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 proposed office use is subject to transportation concurrency fees which will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.

Staff recommends **APPROVAL** of this request, provided the applicant records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **December 12, 2018**.

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

Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

KDL

Continued





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

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", positioned to the right of the "FROM:" line.

RE: Delegation Request for I-75 Commerce Park
(058-MP-99) City of Miramar

DATE: October 23, 2017

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

FROM: This plat is restricted to 500,000 square feet of office use.

TO: Parcel A-1 is restricted to 500,000 square feet of office use. Parcel A-2 is restricted to 300,000 square feet of office use.

The Future Land Use Element of the City of Miramar Comprehensive Plan is the effective land use plan for the City of Miramar. That plan designates the area covered by this plat for the uses permitted in the "Industrial" land use category. This parcel is generally located on the south side of Pembroke Road, between Southwest 145 Avenue and Interstate 75.

The proposed office uses on Parcels A-1 and A-2 are in compliance with the permitted uses of the effective land use plan.

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

BBB:PMS

cc: Kathleen Woods-Richardson, City Manager
City of Miramar

Eric B. Silva, AICP, Director, Community and Economic Development Department
City of Miramar

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

Application: Request to amend the note to add 300,000 square feet of office use on Parcel A-2.
File Number: 058-MP-99
Project Name: I-75 Commerce Park
Comments Due: October 25, 2017
Development Type: Office (500,000 Square Feet on Parcel A-1 and 300,000 Square Feet on Parcel A-2)

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

Surface Water Management

This plat is located in the City of Miramar 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 Miramar's Water Treatment Plant which has a capacity of 17.500 MGD, a maximum daily flow of 15.600 MGD, and the estimated project's flow is 0.060 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:	Miramar
Flow Data:	As of 08/17
EPGMD Licensed Capacity	12.7000 MGD
12 Month Average Flow:	9.4800 MGD
Existing Flow Reserved by Building Permit:	0.4190 MGD
Total Committed Flow:	9.8990 MGD
Estimated Project Flow <u>for Parcel A-2</u> :	0.0600 MGD

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

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, 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.

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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.

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License, No. DF04-1134, was issued for the mitigation area on the site. Any non-compliance issues with the mitigation area should be addressed prior to final approval.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Miramar if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is adjacent to two mitigation sites which are included in the inventory. Rockefeller Center Mitigation Area is immediately adjacent to the west and north while the Miramar Reclamation Mitigation Area is located to the east across SW 145 Ave. 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>

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Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
2. The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

Be advised that approval of a plat note amendment 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.

Conceptual Dredge and Fill Review Report

Plat Name: I-75 Commerce Park
Plat No: 058-MP-99

October 31, 2017

LOCATION

Section: 22
40 East

Township: 51 South

Range:

Address: East of I-75, South of Pembroke Road, City of Miramar (Folio # 514022050010, 504216450011, 504216450020, and 504216450030)

FINDINGS

Wetland Characteristics present: Yes No Maybe

A review of Department files indicates there are wetlands on this site (Folio # 504216450030) that were created as mitigation for previous license DF04-1134. A Conservation Easement over the mitigation area was recorded on 05/26/06 in OR Bk 42096 starting on page 1453. Any non-compliance issues with the mitigation area should be addressed prior to final approval.

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



CITY OF MIRAMAR

An Equal Opportunity Employer

Mayor

Wayne M. Messam

Vice Mayor

Winston F. Barnes

City Commission

Maxwell B. Chambers

Yvette Colbourne

Darline B. Riggs

City Manager

Kathleen Woods-Richardson

**"We're at the
Center of Everything"**

**Community and Economic
Development Department**
2200 Civic Center Place
Miramar, Florida 33025

Phone (954) 602-3264
FAX (954) 602-3448

CITY OF MIRAMAR

An Equal Opportunity Employer

October 5, 2017

Thuy Turner, AICP, Planning Section Supervisor
Broward County Environmental Protection and Growth Management
Department, Planning & Development Management Division
1 North University Drive, Suite 102A
Plantation, FL 33324

Re: 1-75 Commerce Park Plat
Plat No.: 058-MP-99
Plat Book 171 Page 116

Dear Ms. Turner:

The City of Miramar has received a request from Gunster, on behalf of Broward College and the United States General Services Administration (FBI), to amend the note of the 1-75 Commerce Plat. Please be advised that the City of Miramar does not object to the plat note amendment as follows:

Current Plat Note:

This plat is restricted to 500,000 square feet of office use. No banks and/or commercial/retail uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Proposed Plat Note:

Parcel A-1 (see attached legal description) is restricted to 500,000 square feet of office use and Parcel A-2 (see attached legal description) is restricted to 300,000 square feet of office use. No banks and/or commercial/retail uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

If you have any questions, please do not hesitate to contact me at (954) 602-3246 or malpert@miramarfl.gov.

Sincerely,

Michael Alpert, AICP, Principal Planner
Community and Economic Development Department



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 I-75 Commerce Park
 Plat Number 058-MP-99 Plat Book - Page 171-116 (If recorded)
 Owner/Applicant District Board of Trustees of Broward College Phone 954-201-7410
 Address 111 E. Las Olas Boulevard City Fort Lauderdale State FL Zip Code 33301
 Owner's E-mail Address ghaite@broward.edu Fax # 954-201-7410
 Agent Gunster, Yoakley & Stewart, P.A. Phone 954-468-1391
 Contact Person Heidi Davis Knapik
 Address 450 E. Las Olas Blvd., Suite 1400 City Fort Lauderdale State FL Zip Code 33301
 Agent's E-mail Address hdavis@gunster.com Fax # 954-523-1722

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
South Broward Drainage District
 Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Miami
 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 960
 Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A
 Number of students for a daycare center or school STUDENTS N/A
 Reasons for this request (Attach additional sheet if necessary.) See attached.

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?
Industrial	89,000 +/-	Current	Yes	No	No

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

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

OWNER/AGENT CERTIFICATION

State of Florida
 County of Broward

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

Signature of owner/agent Heidi Davis Knapik
 Sworn and subscribed to before me this 17th day of July, 2017
 by Heidi Davis Knapik (Gunster, Yoakley & Stewart) He/she is personally known to me or
 Has presented _____ as identification.

Signature of Notary Public Mary H. Hargreaves
 Type or Print Name Mary H. Hargreaves



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 10-06-17 Acceptance Date 10-11-17
 Comments Due 10-25-17 C.C. Mtg. Date 12-05-2017 Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments (Describe) _____
 Title of Request note amendment

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

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

Other _____
 Adjacent City Pembroke Pines Received by Kazzy



Heidi Davis Knapik
Direct Dial Number: 954.468.1391
E-Mail Address: hdavis@gunster.com

I-75 COMMERCE PARK PLAT (058-MP-99)
PROJECT NARRATIVE

The Applicant, District Board of Trustees of Broward College (“Broward College”), is filing this delegation request to amend the note on the I-75 Commerce Park Plat, as recorded in Plat Book 171, Page 116 of the Public Records of Broward County (the “Plat”). As part of the delegation request, Broward College is proposing to create its own parcel – “Parcel A-2”, which will include all property owned by Broward College and will separate Broward College’s entitlements and restrictions from the adjacent parcel – “Parcel A-1” - owned by the United States of America General Services Administration, housing the Federal Bureau of Investigation offices and parking structure (“FBI Parcel”).

Broward College is proposing that all of the existing Plat entitlements, 500,000 square feet of office, be retained on Parcel A-1, the FBI Parcel, and 300,000 square feet of new office be added to Parcel A-2, which will include the already constructed Broward College structure consisting of approximately 90,000 square feet of office.

FTL_ACTIVE 5044810.2

I-75 Commerce Park Plat
Plat Note Amendment

Current Plat Note

This plat is restricted to 500,000 square feet of office use. No banks and/or commercial/retail uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Proposed Plat Note

Parcel A-1 (see attached legal description) is restricted to 500,000 square feet of office use and Parcel A-2 (see attached legal description) is restricted to 300,000 square feet of office use. No banks and/or commercial/retail uses are permitted without the approval of Board County Commissioners who shall review and address these uses for increased impacts.

LEGAL DESCRIPTION:

PARCEL A, OF 1-75 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 116, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY GENERAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 47671, PAGE 300:

A PORTION OF TRACTS 41 THROUGH 47 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "EVERGLADES SUGAR AND LAND CO. SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" OF "MIRAMAR WASTE WATER RECLAMATION FACILITY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161, AT PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH LINE OF SAID TRACT 41; THENCE ALONG THE SAID SOUTH LINE OF SAID TRACT 41, SOUTH 89 DEGREES 42 MINUTES 20 SECONDS WEST FOR 100.43 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID TRACTS 41 THROUGH 47, SOUTH 89 DEGREES 42 MINUTES 20 SECONDS WEST FOR 1006.81 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 40 SECONDS WEST FOR 60.17 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 19.83 FEET, THENCE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 31.15 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 42 MINUTES 20 SECONDS WEST FOR 134.17 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 40 SECONDS WEST FOR 632.62 FEET (THE LAST MENTIONED FOUR COURSES BEING COINCIDENT WITH THE LIMITS OF THE FLOWAGE/STORAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 40679 AT PAGE 642 AND A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 42096 AT PAGE 1453 BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA); THENCE NORTH 89 DEGREES 42 MINUTES 20 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 712.62 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT 41 THROUGH 47 FOR 1280.01 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 08 SECONDS EAST FOR 8.61 FEET TO A POINT OF CURVATURE OF A 1941.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST; THENCE SOUTHERLY, ALONG SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 36 MINUTES 52 SECONDS AN ARC DISTANCE OF 291.83 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEARS SOUTH 81 DEGREES 41 MINUTES 16 SECONDS EAST FROM THE RADIUS POINT OF THE LAST DESCRIBED CIRCULAR CURVE; THENCE SOUTH 83 DEGREES 09 MINUTES 50 SECONDS EAST FOR 12.00 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTH 16 DEGREES 35 MINUTES 00 SECONDS WEST FOR 101.32 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS SOUTH 78 DEGREES 44 MINUTES 09 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE HAVING A 1941.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST; THENCE SOUTHERLY, ALONG SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 30 MINUTES 59 SECONDS AN ARC DISTANCE OF 220.76 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEARS SOUTH 72 DEGREES 13 MINUTES 10 SECONDS EAST FROM THE RADIUS POINT OF THE LAST DESCRIBED CIRCULAR CURVE; THENCE SOUTH 72 DEGREES 57 MINUTES 27 SECONDS EAST FOR 12.00 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS SOUTH 72 DEGREES 13 MINUTES 26 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE HAVING A 1953.00 FOOT RADIUS, CONCAVE TO THE WEST; THENCE SOUTHERLY, ALONG SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 03 MINUTES 02 SECONDS AN ARC DISTANCE OF 103.98 FEET TO THE POINT OF BEGINNING; SAID LAST DESCRIBED 7 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF S.W. 145TH AVENUE, AS SHOWN ON THE PLAT OF "1-75 COMMERCE PARK", AS RECORDED IN PLAT BOOK 171 AT PAGES 116 AND 117, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LAST DESCRIBED 7 COURSES BEING COINCIDENT WITH THE BOUNDARY LINE OF PARCEL "A" AS SHOWN ON THE SAID PLAT OF "1-75 COMMERCE PARK".

TOGETHER WITH ALL ALLEYS, STREETS, WAYS, STRIPS OR GORES ABUTTING OR ADJOINING THE LAND.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

BROWARD COLLEGE SW CENTER

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. DATED THIS 11/07/17 A.D.

Karen A. Legg

KAREN A. LEGG
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6660



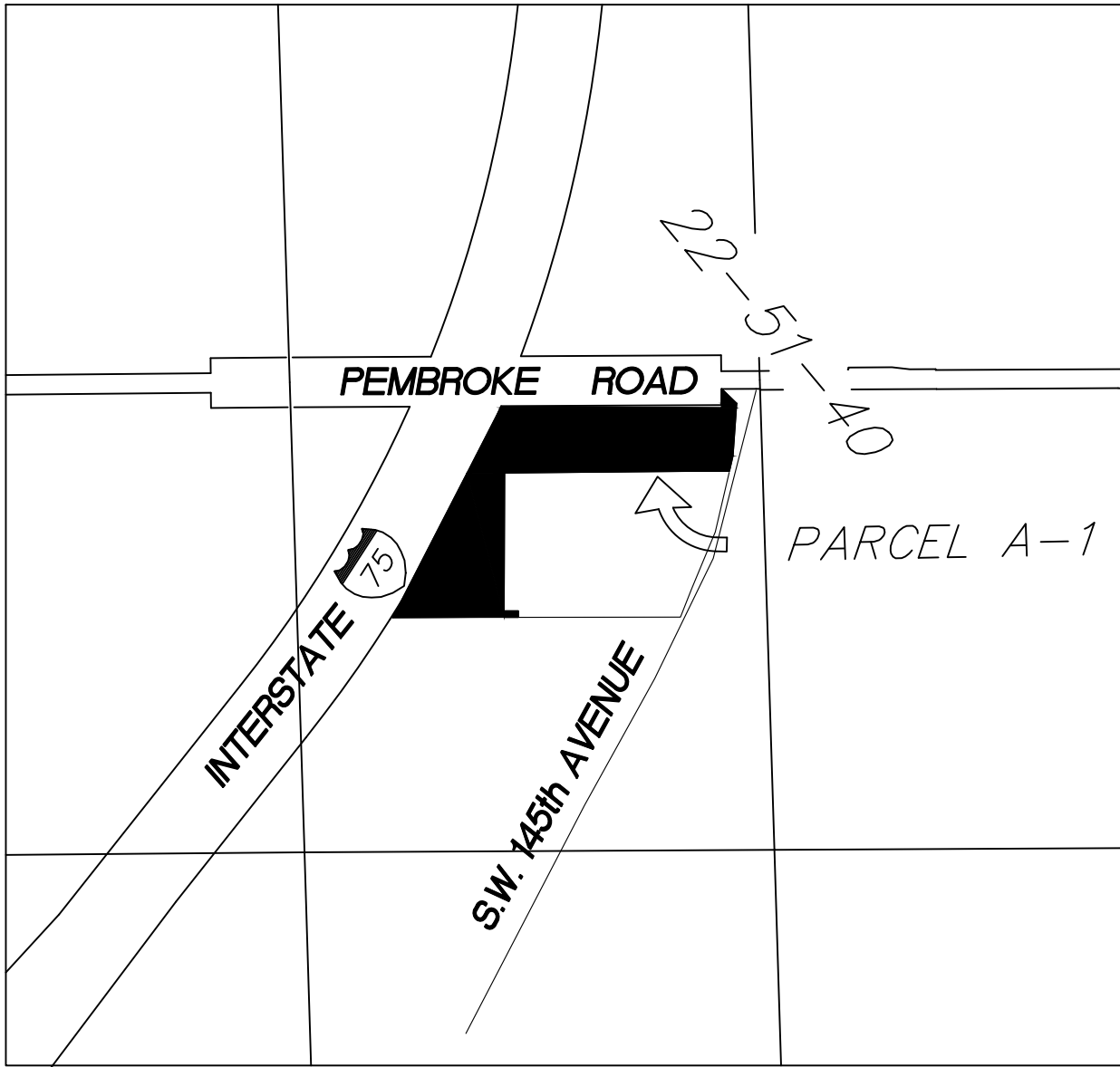
South Florida Office: 5747 N. Andrews Way
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PROJECT NO.
17-00080

FILE NO.
EXH_1

11/07/17	REVISE NVAL LINE	LP	KL
DATE	REVISIONS	DWN.	CHK.

DRAWN BY: LP CHECKED BY: KL



LOCATION MAP
N.T.S.



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SKETCH & DESCRIPTION

PROJECT NO.
17-00080

FILE NO.
EXH_2

LEGAL DESCRIPTION:

PORTION OF PARCEL A, OF 1-75 COMMERCE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 171, PAGE 116, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING DESCRIBED PARCEL OF LAND CONVEYED TO THE UNITED STATES OF AMERICA BY GENERAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 47671, PAGE 300:

A PORTION OF TRACTS 41 THROUGH 47 IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "EVERGLADES SUGAR AND LAND CO. SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" OF "MIRAMAR WASTE WATER RECLAMATION FACILITY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161, AT PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH LINE OF SAID TRACT 41; THENCE ALONG THE SAID SOUTH LINE OF SAID TRACT 41, SOUTH 89 DEGREES 42 MINUTES 20 SECONDS WEST FOR 100.43 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID TRACTS 41 THROUGH 47, SOUTH 89 DEGREES 42 MINUTES 20 SECONDS WEST FOR 1006.81 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 40 SECONDS WEST FOR 60.17 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 19.83 FEET, THENCE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 31.15 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 89 DEGREES 42 MINUTES 20 SECONDS WEST FOR 134.17 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 40 SECONDS WEST FOR 632.62 FEET (THE LAST MENTIONED FOUR COURSES BEING COINCIDENT WITH THE LIMITS OF THE FLOWAGE/STORAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 40679 AT PAGE 642 AND A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 42096 AT PAGE 1453 BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA); THENCE NORTH 89 DEGREES 42 MINUTES 20 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 712.62 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT 41 THROUGH 47 FOR 1280.01 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 08 SECONDS EAST FOR 8.61 FEET TO A POINT OF CURVATURE OF A 1941.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST; THENCE SOUTHERLY, ALONG SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 36 MINUTES 52 SECONDS AN ARC DISTANCE OF 291.83 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEARS SOUTH 81 DEGREES 41 MINUTES 16 SECONDS EAST FROM THE RADIUS POINT OF THE LAST DESCRIBED CIRCULAR CURVE; THENCE SOUTH 83 DEGREES 09 MINUTES 50 SECONDS EAST FOR 12.00 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTH 16 DEGREES 35 MINUTES 00 SECONDS WEST FOR 101.32 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS SOUTH 78 DEGREES 44 MINUTES 09 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE HAVING A 1941.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST; THENCE SOUTHERLY, ALONG SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 30 MINUTES 59 SECONDS AN ARC DISTANCE OF 220.76 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEARS SOUTH 72 DEGREES 13 MINUTES 10 SECONDS EAST FROM THE RADIUS POINT OF THE LAST DESCRIBED CIRCULAR CURVE; THENCE SOUTH 72 DEGREES 57 MINUTES 27 SECONDS EAST FOR 12.00 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS SOUTH 72 DEGREES 13 MINUTES 26 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE HAVING A 1953.00 FOOT RADIUS, CONCAVE TO THE WEST; THENCE SOUTHERLY, ALONG SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 03 MINUTES 02 SECONDS AN ARC DISTANCE OF 103.98 FEET TO THE POINT OF BEGINNING; SAID LAST DESCRIBED 7 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF S.W. 145TH AVENUE, AS SHOWN ON THE PLAT OF "1-75 COMMERCE PARK", AS RECORDED IN PLAT BOOK 171 AT PAGES 116 AND 117, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LAST DESCRIBED 7 COURSES BEING COINCIDENT WITH THE BOUNDARY LINE OF PARCEL "A" AS SHOWN ON THE SAID PLAT OF "1-75 COMMERCE PARK".

TOGETHER WITH ALL ALLEYS, STREETS, WAYS, STRIPS OR GORES ABUTTING OR ADJOINING THE LAND.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

SEE SHEETS 2-3 OF 3 FOR SKETCH

SKETCH & DESCRIPTION

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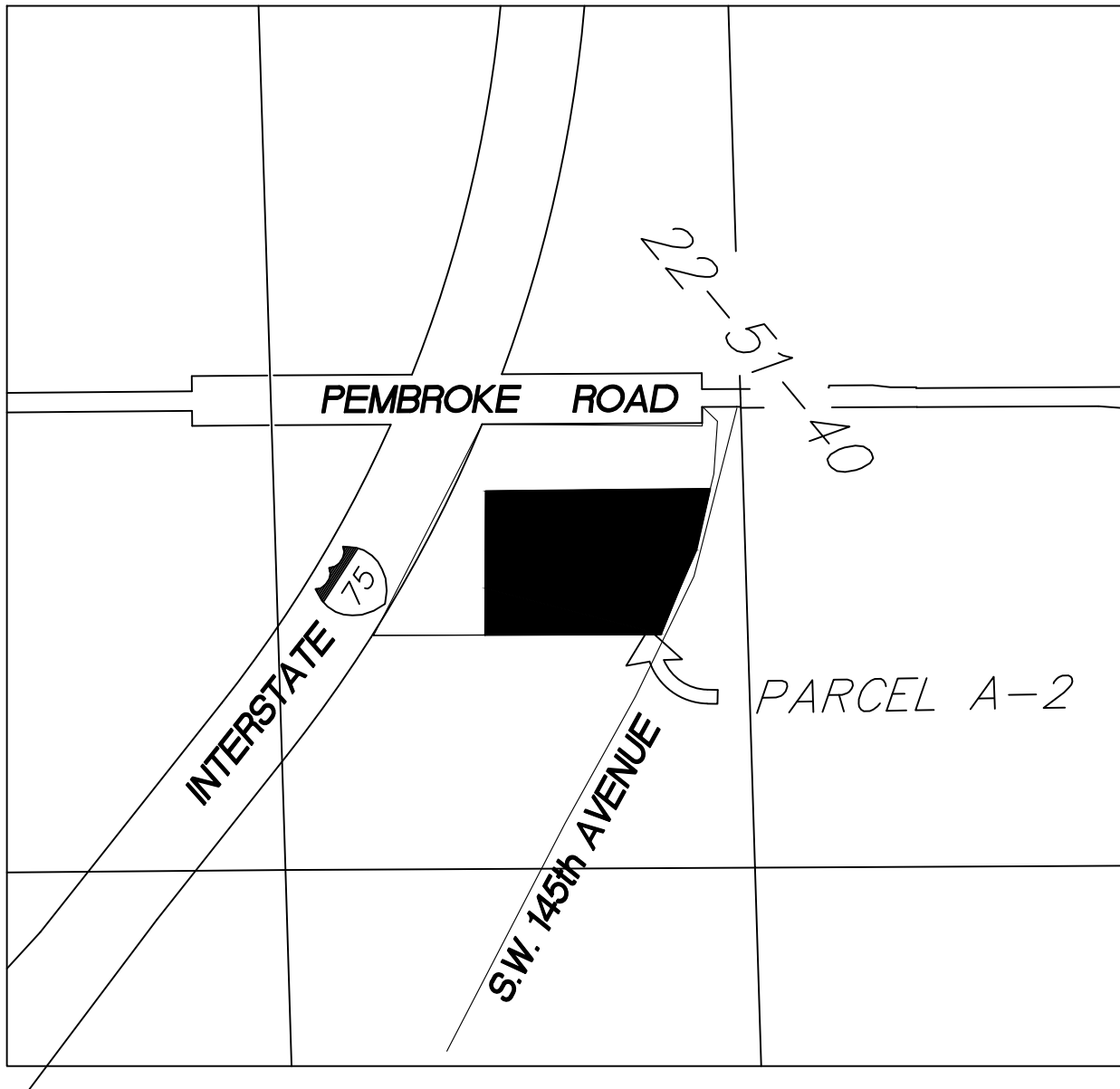
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