

STAFF REPORT

Leder Hillsboro Company Limited – Part 1
042-UP-83

A request to amend a platted non-vehicular access line has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners on June 5, 1984. The property is located on the north side of Hillsboro Boulevard, between Lyons Road and Northwest 39 Avenue, in the City of Coconut Creek. This plat was recorded on November 12, 1985 (Plat Book 125, Page 31). Currently, this plat is restricted to 10,000 square feet of veterinary hospital, 8,000 square feet of kennel, and 50,600 square feet of commercial use.

A companion item to amend the plat note has also been filed and is scheduled for County Commission consideration on April 10, 2018.

The applicant is requesting to amend the non-vehicular access line along Hillsboro Boulevard adjacent to the plat to move the access driveway to the western side of the plat and expand the driveway from 50' to 70'.

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

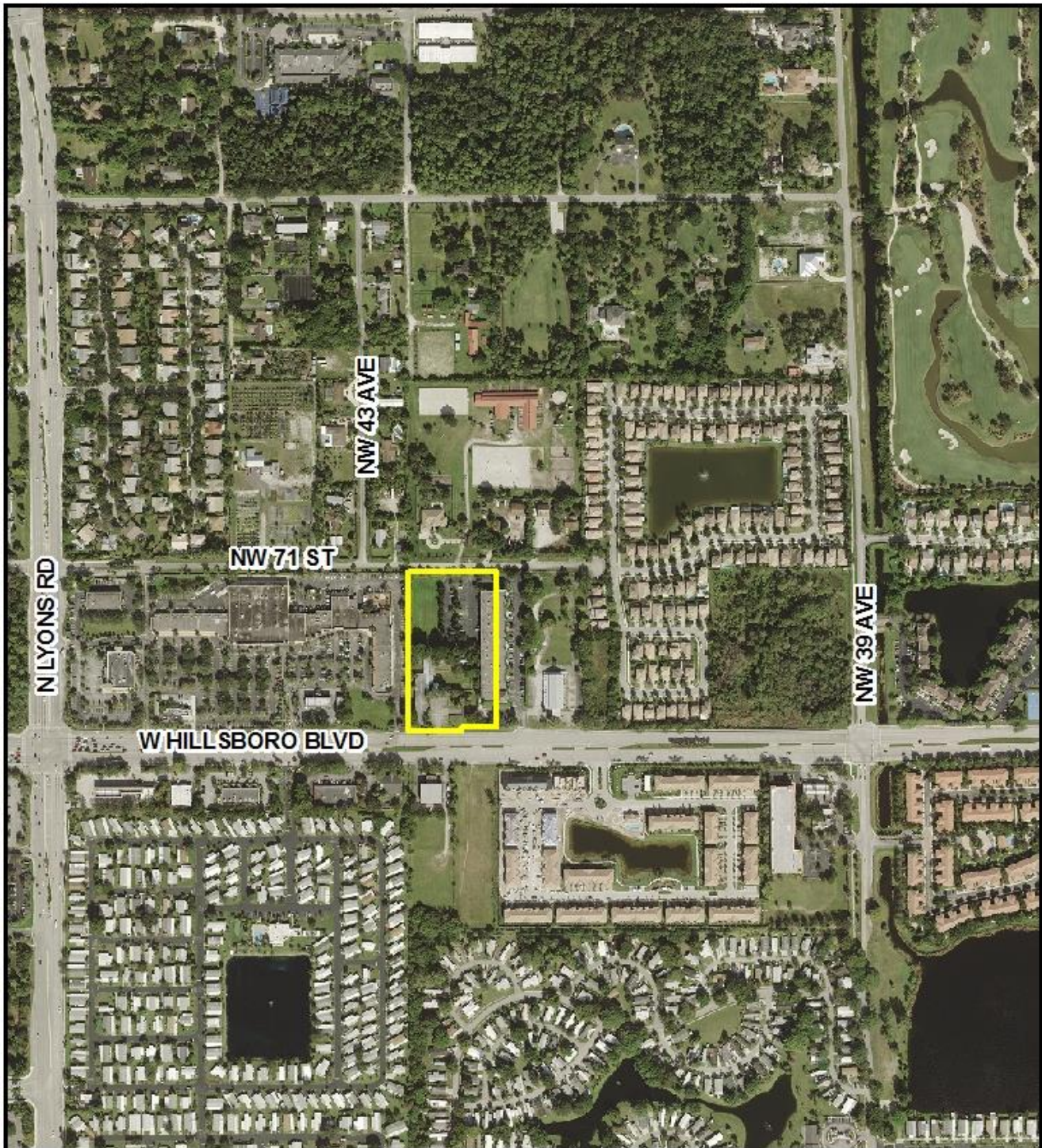
The attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed modifications subject to the conditions and comments contained therein. The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or djemcy.Limage@dot.state.fl.us.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum and shall meet the standards of the Broward County Development Code at the time of permit.

In addition, this approval is subject to the Board authorizing 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.

JWP



Commission District No. 2
Municipality: Coconut Creek
S/T/R: 05/48/42



042-UP-83
Leder Hillsboro
Company Limited - Part 1



0 250 500 1,000 Feet

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



DEPARTMENT OF SUSTAINABLE DEVELOPMENT
PLANNING & ZONING DIVISION
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063



SHEILA N. ROSE
DEPARTMENT DIRECTOR

November 13, 2017

Josie P. Sesodia, Director
Environmental Protection and Growth Management Department
Planning and Development Management Division
1 N. University Drive
Plantation, Florida 33324

**RE: Leder Hillsboro Company Limited – Part 1 Plat
NVAL Amendment – Delegation Request**

Dear Ms. Sesodia:

The City of Coconut Creek has received a site plan application to redevelop the property located on the north side of Hillsboro Boulevard between Lyons Road and the Florida Turnpike ("Property") within the City of Coconut Creek ("City"). The Property is located within Leder Hillsboro Company Limited Plat as Recorded in Plat Book 125, Page 31 ("Plat"). The Plat includes a non-vehicular access line as depicted on Exhibit "A". This non-vehicular access line conflicts with the proposed point of access to the proposed redevelopment project. In order to accommodate the project, the developer is requesting that the City of Coconut Creek issue a letter of no objection to amend of the non-vehicular access line as depicted on Exhibit "B". In a pre-application meeting with the Florida Department of Transportation (FDOT), a combination turn lane/bus bay was approved.

Please be advised that the City of Coconut Creek has no objection to change to the non-vehicular access line on the Leder Hillsboro Company Limited Plat as discussed above. Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

W. SCOTT STOUDENMIRE, AICP
Deputy Director of Sustainable Development

WSS:jw

\\pdc\local\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Letters\L-17125 Leder NVAL.docx



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

October 11, 2017

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – **October 11, 2018**
THIS LETTER IS NOT A PERMIT APPROVAL

James Kahn
Keith and Associates, Inc.
302 E Atlantic Blvd.
Pompano Beach, FL 33069

Dear James Kahn:

RE: **October 11, 2017** - Pre-application **Extension** for **Category D Driveway**, Date of Pre-application Meeting: **October 20, 2016**
Broward County - City of Coconut Creek, Urban; SR 810; Sec. # 86120; MP: 1.300
Access Class - 5; Posted Speed - 45 mph; SIS - N;
Request: **Right-in/right-out driveway located approximately 30 feet east of the western proerty line.**

SITE SPECIFIC INFORMATION
Project Name & Address: **Leder Hillsboro - 4181 W Hillsboro Blvd, Coconut Creek, FL 33073**
Applicant/Property Owner: **Leder Group**
Parcel Size: **5.9 Acres** Max. Sq.ft./Proposed LU: **9,000 S.F. Shopping Center**

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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a guard gate is installed a minimum driveway length of 100 feet is required.
- A right turn lane/bus bay combo is required and must meet FDOT design standards and include space for bicycle lane.
- A recorded cross access agreement with the adjacent property to the east is required. Recorded future cross access agreement with the adjacent property to the west is required.

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 or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Dalila Fernandez, P.E.
District Traffic Access Manager

cc: Roger Lemieux
File: SATransportation Operations\Traffic Operations\Access Management\1 Pre-Apps and Variance\2016-10-20\3 86120 MP 1.300 SR 810_Leder Hillsboro Retail\86120 MP 1.300 SR 810_Leder Hillsboro Retail_Ext.docx



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: February 16, 2018

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: Modify Conditions of Plat Approval
(Amendment to Non-Vehicular Access Line)
Leder Hillsboro Company Limited – Part 1 (042-UP-83)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the non-vehicular access line (NVAL) along Hillsboro Boulevard adjacent to the 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(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed NVAL amendment subject to the following:

STAFF COMMENT

RATIONAL NEXUS REVIEW

1. This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

2. The property owners of Leder Hillsboro Limited - Part 1 (Folio Number 484205060010) must fully execute the Amendment to Nonvehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
3. The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
4. An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
 - a. The same legal description as the affected portion of the recorded plat.
 - b. The name(s) of the Owner(s) of Record.
 - c. The name(s) of the Mortgage Holder(s). If none, the report shall so state.
 - d. Date through which records were searched (from the beginning to within 30 days of submittal).
 - e. Original signature and/or seal.
5. For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

NON VEHICULAR ACCESS LINE REQUIREMENTS

6. Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non vehicular access line along Hillsboro Boulevard adjacent to the plat except at the following openings:

- a. A 70-foot opening centered 35 feet east of the west plat limits. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

This opening is restricted to right turns only.

ACCESS EASEMENT REQUIREMENTS (SEPARATE INSTRUMENT)

7. For the two-way driveway that will be centered in a 70-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

ACCESS EASEMENT REQUIREMENTS (SEPARATE INSTRUMENT)

8. A 24-foot wide access easement is required at the new 70-foot opening that connects the opening to the adjoining parcel to the east. The property owner must execute and deliver an easement that provides for cross access with the adjoining property. The property owner may use the standard "Declaration of Restrictive Covenants for Private Paved Roadway" (CAF#463) to create this type of easement. Use of a non-standard access agreement will require review and approval by the County Attorney's office.

RIGHT-OF-WAY REQUIREMENTS (SEPARATE INSTRUMENT)

9. The property owner shall provide evidence that sufficient right-of-way has been dedicated for a westbound right turn lane on Hillsboro Boulevard at the 70-foot opening with 135 feet of storage and 60 feet of transition.
10. Hillsboro Boulevard in this location is functionally classified as a State of Florida jurisdiction roadway. The applicant should contact Roger Yeager at the Florida Department of Transportation, Right-of-Way Department (954-777-4376) for copies of standard conveyance documents and instructions for processing. Submittal of recorded right-of-way documents is required prior to recordation of the NVAL Amendment Agreement. The applicant should provide adequate time for the review and approval process.

TURN LANE IMPROVEMENTS (Secure and Construct)

11. A westbound right turn lane on Hillsboro Boulevard at the 70-foot opening with 135 feet of storage and 60 feet of transition. The design of this turn lane is subject to approval by the Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

12. Reconstruct the existing sidewalks (including curb and gutter) along Hillsboro Boulevard in those locations impacted by right turn lane construction and relocation of the bus stop.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

13. Construction of the required improvements shall include installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

14. County Commission Policy requires a recordable agreement listing all of the plat 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 recordation of the NVAL Amendment Agreement. 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.
15. 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://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 16. The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
- 17. Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

GENERAL REQUIREMENTS

- 18. The Traffic Engineering Division, the Highway Construction and Engineering Division, and the Office of Transportation recommendations for this Delegation Request may be modified for minor technical conflicts which are identified by details included in submitted construction plans.
- 19. 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, constructions, studies, etc., shall conform to the applicable sections of the following:

- United States Department of Transportation: "Manual on Uniform Traffic Control Devices", (MUTCD).
 - State of Florida Department of Transportation:
 - "Design Standards".
 - "Standards Specifications".
 - "Transit Facilities Guidelines"
 - Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction"
 - In addition, all designs for construction shall be certified by a Professional Engineer or Land Surveyor registered in the State of Florida, that they meet the standards included above.
20. The developer shall be responsible for the cost of relocating utilities, drainage facilities, traffic control poles, interconnect cables, and related equipment as necessary to complete required improvements.
21. Reservoir capacity sufficient to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any driveway/roadway that intersects the trafficway. The area that provides this reservoir capacity is measured from the ultimate right-of-way line of the trafficway to the first stopping place for card readers, visitor's phones, guardhouses, etc. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.
22. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
23. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18 month time frame shall render the approval of this Delegation Request null and void.

dgm



Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
**Application to Change or Waive Requirements
of the Broward County Land Development Code**

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

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 documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat/Site Plan Name LEDER Hillsboro Company Limited - Part 1

Plat/SitePlan Number 042-UP-83 Plat Book - Page 125/31 (If recorded)

Owner/Applicant LEDER Hillsboro Company Limited Phone 561-289-1377

Address 4755 Technology Way, Suite 203 City Boca Raton State FL Zip Code 33431

Owner's E-mail Address smleder@leadergroup.com Fax # _____

Agent Keith and Associates Phone 954-788-3400

Contact Person James Kahn

Address 301 E Atlantic Ave City Pompano Beach State FL Zip Code 33060

Agent's E-mail Address jkahn@keith-associates.com Fax # _____

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) _____

Land Development Code citation(s) _____

Have you contacted anyone in County Government regarding this request? Yes No

If yes, indicate name(s), department and date _____

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

Amend NVAL to permit a new opening on Hillsboro Blvd. with right turn/bus bay combination at west end of plat, in accordance with FDOT per-application approval.

**Please see the reverse side of this form 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.

All requests listed on this application must include the following documents:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

OWNER/AGENT CERTIFICATION

State of FLORIDA
County of BROWARD

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

Signature of owner/agent [Signature]

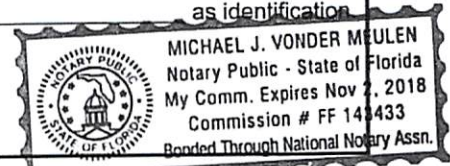
Sworn and subscribed to before me this 15th day of November, 2017

by James Kahn He/she is personally known to me or

Has presented _____

Signature of Notary Public [Signature]

Type or Print Name Michael Vonder Meulen



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 7:09 a.m. Application Date 01/17/18 Acceptance Date 01/19/18

Comments Due 02/02/18 C.C. Mtg. Date _____ Fee \$ 2410

Report Due _____ Adjacent City none

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) _____

Title of Request NVAL amendment, new right turn opening and bus bay.

Distribute to: Engineering Traffic Engineering Mass Transit

Other _____ Other _____

Comments _____

Received by [Signature]

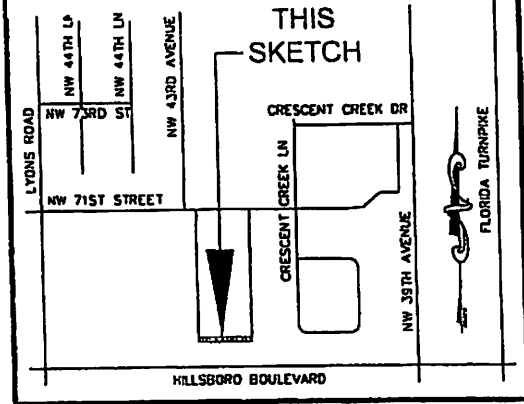
EXHIBIT A

LEGAL DESCRIPTION: (EXISTING NON-VEHICULAR ACCESS)

A NON-VEHICULAR ACCESS LINE LYING ON THE SOUTH LINE OF TRACT "A", LEDER HILLSBORO COMPANY LIMITED - PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, ON PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID NON-VEHICULAR ACCESS LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°38'46" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 85.00 FEET TO THE POINT OF TERMINATION (1); THENCE CONTINUE SOUTH 89°38'46" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°22'32" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING (2); THENCE SOUTH 89°38'46" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 195.00 FEET TO THE POINT OF TERMINATION (2)



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°22'32" EAST ALONG THE EAST LINE OF TRACT "A", LEDER HILLSBORO COMPANY LIMITED - PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, ON PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=100' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON APRIL 17, 2017 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

**SKETCH & DESCRIPTION
NON-VEHICULAR ACCESS LINE**

TRACT "A"
LEDER HILLSBORO
COMPANY LIMITED - PART 1
P.B. 125, PG. 31, B.C.R.

COCONUT CREEK BROWARD COUNTY FLORIDA

KEITH
ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 02675.00 NON-VEHICULAR ACCESS LINE-SKD.dwg

DATE 4/17/2017

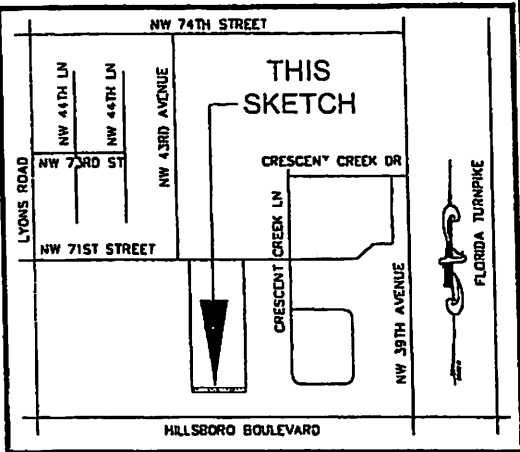
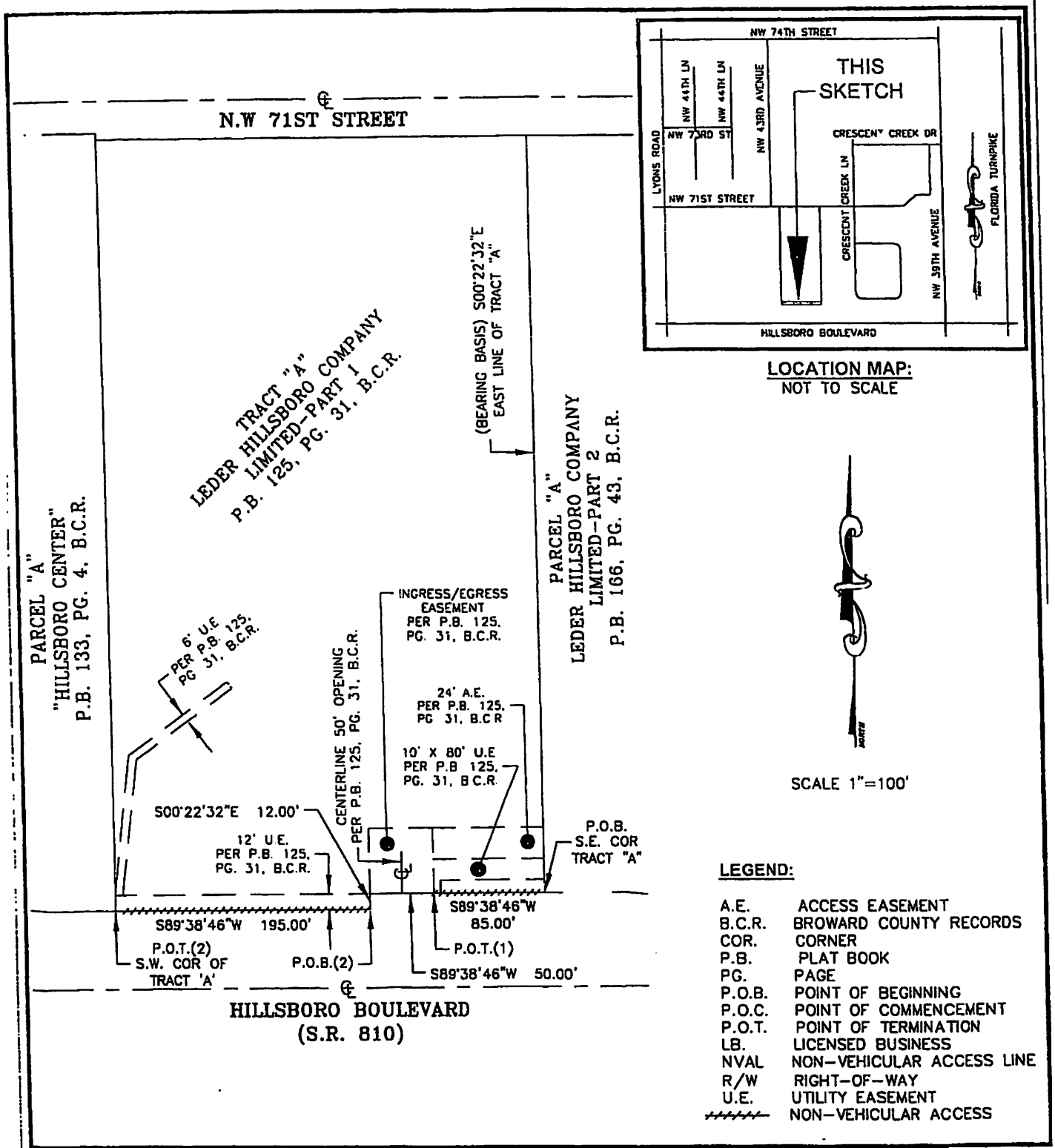
SCALE NONE

FIELD BK. NONE

DWG. BY S.M.

CHK. BY L.P.

DATE	REVISIONS



LOCATION MAP:
NOT TO SCALE



SCALE 1"=100'

LEGEND:

- A.E. ACCESS EASEMENT
- B.C.R. BROWARD COUNTY RECORDS
- COR. CORNER
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- LB. LICENSED BUSINESS
- NVAL NON-VEHICULAR ACCESS LINE
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- NON-VEHICULAR ACCESS

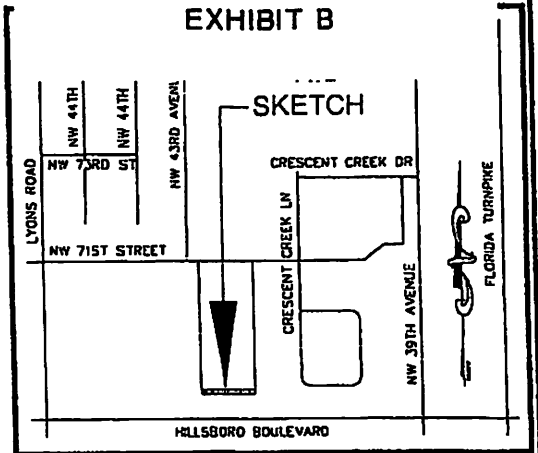
<p>SKETCH & DESCRIPTION NON-VEHICULAR ACCESS LINE</p> <p>TRACT "A" LEDER HILLSBORO COMPANY LIMITED - PART 1 P.B. 125, PG. 31, B.C.R.</p> <p>COCONUT CREEK BROWARD COUNTY FLORIDA</p>	<p>KEITH ASSOCIATES, INC. consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860</p> <p>SHEET 2 OF 2 DRAWING NO. 09573.00 NON-VEHICULAR ACCESS LINE-SKD.dwg</p>	DATE 4/17/2017	DATE	REVISIONS
		SCALE AS SHOWN		
		FIELD BK. NONE		
		DWG. BY S.M.		
		CHK. BY L.P.		

LEGAL DESCRIPTION: (NEW NON-VEHICULAR ACCESS)

A NON-VEHICULAR ACCESS LINE LYING ON THE NORTHERNMOST SOUTHERLY LINE OF TRACT "A" AND ITS WESTERLY EXTENSION THEREOF, LEDER HILLSBORO COMPANY LIMITED - PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, ON PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID NON-VEHICULAR ACCESS LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°38'46" WEST ALONG SAID SOUTHERLY LINE AND ITS WESTERLY EXTENSION THEREOF, A DISTANCE OF 260.00 FEET TO THE POINT OF TERMINATION.



**LOCATION MAP:
NOT TO SCALE**

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°22'32" EAST ALONG THE EAST LINE OF TRACT "A", LEDER HILLSBORO COMPANY LIMITED - PART 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, ON PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=100' OR SMALLER.

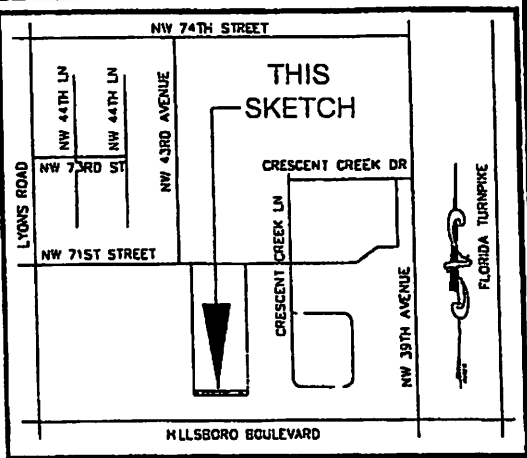
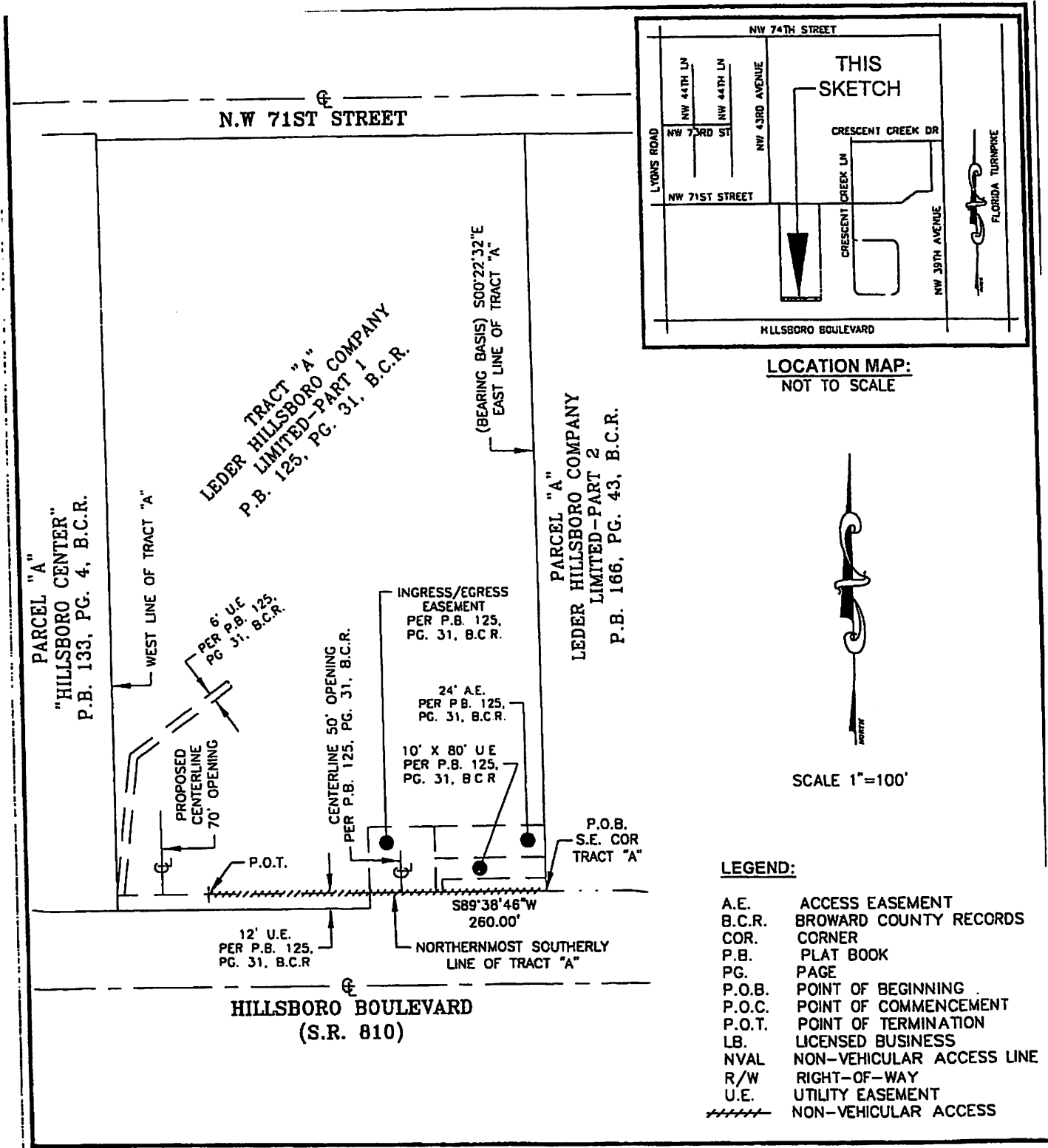
CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON APRIL 17, 2017 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

<p>SKETCH & DESCRIPTION NON-VEHICULAR ACCESS LINE</p> <p>TRACT "A" LEDER HILLSBORO COMPANY LIMITED - PART 1 P.B. 125, PG. 31, B.C.R.</p> <p>COCONUT CREEK BROWARD COUNTY FLORIDA</p>	<p>KEITH & ASSOCIATES, INC. consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860</p> <p>SHEET 1 OF 2</p> <p>DRAWING NO. 05675.00 NON-VEHICULAR ACCESS LINE-SKD.dwg</p>	DATE 4/17/2017	DATE	REVISIONS
		SCALE NONE		
		FIELD BK. NONE		
		DWG. BY S.M.		
		CHK. BY L.P.		



LOCATION MAP:
NOT TO SCALE



SCALE 1"=100'

LEGEND:

- A.E. ACCESS EASEMENT
- B.C.R. BROWARD COUNTY RECORDS
- COR. CORNER
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- LB. LICENSED BUSINESS
- NVAL NON-VEHICULAR ACCESS LINE
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ////// NON-VEHICULAR ACCESS

**SKETCH & DESCRIPTION
NON-VEHICULAR ACCESS LINE**

TRACT "A"
LEDER HILLSBORO
COMPANY LIMITED - PART 1
P.B. 125, PG. 31, B.C.R.

COCONUT CREEK BROWARD COUNTY FLORIDA

KEITH
ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 05875.00 NON-VEHICULAR ACCESS LINE-SK1.dwg

DATE 4/17/2017

SCALE AS SHOWN

FIELD BK. NONE

DWNG. BY S.M.

CHK. BY L.P.

DATE	REVISIONS