

STAFF REPORT
East Ridge Office Building
020-CP-79

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 February 27, 1979. The property is located on the northwest corner of Sample Road and Rock Island Road, in the City of Coral Springs. This plat was recorded on March 26, 1979 (Plat Book 102, Page 3). Plats recorded prior to March 20, 1979, were not required to restrict levels of approved development in the form of a plat note; therefore, the subject plat has no note restricting the approved level of development. Furthermore, plats which were approved prior to March 20, 1979 are not presumed to have vested rights for any level of density or intensity unless a notation on the face of the plat has been approved pursuant to the provisions set forth within Chapter 5, Article IX, Broward County Code of Ordinances.

The applicant is requesting to amend the non-vehicular access line to relocate a future driveway on Rock Island Road. The amended non-vehicular access line will close two openings on Sample Road and relocate and widen the single opening on Rock Island Road.

The attached letter from the City of Coral Springs 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.

KDL





December 22, 2017

Josie Sesodia, Director
Environmental Planning and Growth Management Department
Planning and Development Management Division
115 S. Andrews Avenue, Room 329K
Fort Lauderdale, FL 33301

Re: Request for No Objection to Amend the Non-Vehicular Access Line – East Ridge Office Building, Plat Book 102, Page 3– Northwest Corner of Sample Road and Rock Island Road

Dear Ms. Sesodia:

Please be advised that the City of Coral Springs has no objection to amend a Non-Vehicular Access Line (NVAL) to relocate a proposed driveway along Rock Island Road within the existing East Ridge plat as recorded in Plat Book 102, Page 3 of the public records of Broward County. The scope of work will entail the removal of two driveway connections with the construction of a 50' ingress and egress at the northeast portion of the parcel, located approximately 170' north of the corner cord.

Through the Development Review Committee process, the petitioner has worked with the City's traffic consultant and the City Engineer to propose a new ingress/egress that has met the requirements of the City's Land Development Code.

If you have any questions, or if I may be of further assistance, please do not hesitate to contact me at (954) 345-2188.

Sincerely,

A handwritten signature in blue ink, appearing to read "Najla Zerrouki", is written over a horizontal line.

Najla Zerrouki, P.E.
City Engineer
City of Coral Springs

cc: James Hickey, Assistant Director, Development Services. DRC File



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

October 9, 2017

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **October 9, 2018**
THIS LETTER IS NOT A PERMIT APPROVAL

Heidi Belle Henderson
CPH, Inc.
1860 Old Okeechobee Road, Suite 102
West Palm Beach, FL 33409

Dear Heidi Belle Henderson:

RE: **October 9, 2017** - Pre-application Review for **Category D Driveway**, Date of Pre-application Meeting: **May 18, 2017**
Broward County - City of Coral Springs, Urban; SR 834; Sec. # 86028; MP: 1.620
Access Class - 03; Posted Speed - 45 mph; SIS - N; Ref. Project: FM 432786.1
Request: Use existing right-in/right-out driveway located approximately 290 feet west of Rock Island Road.

SITE SPECIFIC INFORMATION

Project Name & Address: **Wawa - 7305 West Sample Road**
Applicant/Property Owner: **FEHLHABER CORP**
Parcel Size: **1.65 Acres** Development Size: **16 F.P. Gas Station and 6,000 S.F. Convenience Store**

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 gate is installed a minimum driveway length of 100 feet is required.**
- **A right turn lane is required and must meet FDOT design standards and include space for bicycle lane.**
- **Further coordination with the ROW Office is required at the time of Permit in regarding the proposed elimination of the existing parking lot within FDOT ROW.**

Comments:

- **It is recommended to circulate the Permit plans to the Drainage, Maintenance, PL&EM, Design, OMD & Rail and Broward Operations Offices as these offices objected/had comments for a previous lease/sale of FDOT ROW along the frontage of the Wawa site.**
- 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 Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-05-18\86028 MP 1.650 SR 834_Wawa.docx

www.dot.state.fl.us



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: March 19, 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)
East Ridge Office Building (020-CP-79)

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 Sample Road (SR834) 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 (Unavailable). 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:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

1. The property owners of the property located at the NWC of Rock Island Road and Sample Road (SR834) (Folio Numbers 484114AG0010 through 484114AG0060) 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.
2. The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
3. An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
 - a. Same legal description as the affected portion of the recorded plat.
 - b. Record owner(s) name(s).
 - c. Mortgage holder(s) name(s) If none, it should so state.
 - d. Date through which records were searched (within 30 days of submittal).
 - e. Original signature and/or seal.
4. 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

5. Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non vehicular access line along Sample Road (SR834) adjacent to the plat except at the following openings:
 - a. A 50-foot opening centered 50 feet south of the north plat limits. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

6. The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

7. A westbound right turn lane on Sample Road (SR834) at the west property line with 135 feet of storage and 50 feet of transition. The design of this turn lane is subject to approval by the Florida Department of Transportation.

SIDEWALK REQUIREMENTS (Secure and Construct)

8. Reconstruct the existing sidewalks (including curb and gutter) along Sample Road (SR834) in those locations impacted by right turn lane construction.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

9. Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on Sample Road (SR834) that may be damaged by construction. The security amount for communication conduit/interconnect must be approved by the Traffic Engineering Division.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

10. 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

11. 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.

12. 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

13. 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.
14. 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

15. 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.
16. 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.
17. 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.
18. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
19. 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 East Ridge Office Building

Plat/Site Plan Number 020 - CP - 79 Plat Book - Page 102-3 (If recorded)

Owner/Applicant Jason Sher, Sample Rock, LLC Phone 561-488-5101

Address 2200 Butts Road, Suite 300 City Boca Raton State FL Zip Code 33431

Owner's E-mail Address jason@banyandev.com Fax # _____

Agent CPH, INC. Phone 305-274-4805

Contact Person Taylor Parker

Address 1992 SW 1st Street City Miami State FL Zip Code 33135

Agent's E-mail Address tparker@cphcorp.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) N/A

Land Development Code citation(s) N/A

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):

Removal of four (4) existing breaks in the recorded NVAL; and creation of a new break in the NVAL for the proposed entrance at the northeast portion of the parcel. Please refer to existing and proposed sketch and

legal descriptions enclosed.

**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 Palm Beach

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 6th day of February, 2018
by Jason Sher He/she is personally known to me or

Has presented _____ as identification.

Signature of Notary Public Dominique Guillard

Type or Print Name Dominique Guillard

DOMINIQUE GUILLARD
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # FF 970554
MY COMMISSION EXPIRES APRIL 9, 2020

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 02/12/18 Acceptance Date 02/13/18

Comments Due 02/28/18 C.C. Mtg. Date _____ Fee \$ 2,410

Report Due 03/08/18 Adjacent City Margate

- Plats Site Plans/Drawings City Letter FDOT Letter
- Other (Describe) _____

Title of Request proposal of a new break in the NVAL for new northeast entrance.

- Distribute to: Engineering Traffic Engineering Mass Transit
- Other _____ Other _____

Comments _____

Received by [Signature]

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

A RELEASE OF CERTAIN RESTRICTIONS UPON PORTIONS OF THE EAST AND SOUTH LINES OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING OF A NON-VEHICULAR ACCESS LINE OF SAID PLAT; THENCE RUN S 00°30'15" W ALONG THE EAST LINE OF THE AFORESAID PARCEL "A" ALSO BEING THE WEST LINE OF ADDITIONAL THOROUGHFARE DEDICATION PER SAID PLAT, A DISTANCE OF 10.00 FEET TO THE END OF SAID NON-VEHICULAR ACCESS LINE AND BEGINNING OF A RIGHT TURN ONLY LINE OF SAID PLAT SAID POINT BEING POINT A; THENCE CONTINUE S 00°30'15" W ALONG SAID LINES AND RIGHT TURN ONLY LINE, A DISTANCE OF 24.00 FEET TO THE END OF THE RIGHT TURN ONLY LINE AND BEGINNING OF A NON-VEHICULAR ACCESS LINE SAID POINT ALSO BEING POINT B; THENCE RUN S 00°30'15" W ALONG SAID LINES AND A NON-VEHICULAR ACCESS LINE A DISTANCE OF 140.00 FEET TO THE END OF NON-VEHICULAR ACCESS LINE AND BEGINNING OF A RIGHT TURN ONLY LINE OF SAID PLAT POINT BEING POINT C; THENCE CONTINUE S 00°30'15" W ALONG SAID LINES AND RIGHT TURN ONLY LINE, A DISTANCE OF 12.00 FEET TO THE END OF SAID RIGHT TURN ONLY LINE AND BEGINNING OF NON-VEHICULAR ACCESS LINE SAID POINT ALSO BEING POINT D; THENCE RUN S 00°30'15" W ALONG SAID NON-VEHICULAR ACCESS LINE A DISTANCE OF 59.73 FEET; THENCE RUN S 41°58'03" W ALONG SAID NON-VEHICULAR ACCESS LINE A DISTANCE OF 46.35 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1809.86 FEET. A CHORD BEARING OF S 83°26'24" W, AND A CHORD DISTANCE OF 0.57 FEET, SAID POINT ALSO BEING POINT "E"; THENCE RUN SOUTHWESTERLY ALONG SAID NON-VEHICULAR ACCESS LINE ALSO BEING THE SOUTH LINE OF PARCEL "A" THROUGH A CENTRAL ANGLE OF 00°01'04", FOR AN ARC DISTANCE OF 0.57 FEET TO THE END OF SAID NON-VEHICULAR ACCESS LINE SAID POINT ALSO BEING POINT "E"; THENCE CONTINUE ALONG SAID SOUTH LINE AND POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1809.86 FEET, A CHORD BEARING OF S 83°42'13" W, AND A CHORD DISTANCE OF 16.10 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTH LINE PARCEL "A" THROUGH A CENTRAL ANGLE OF 00°30'35", FOR AN ARC DISTANCE OF 16.10 FEET TO THE END OF SAID RIGHT TURN ONLY; SAID POINT ALSO BEING POINT "F" AND ALSO BEING THE BEGINNING OF A NON-VEHICULAR ACCESS LINE AND THE POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1809.86 FEET, A CHORD BEARING OF S 84°54'43" W, AND A CHORD DISTANCE OF 60.24 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID NON-VEHICULAR ACCESS LINE ALSO BEING THE SOUTH LINE OF PARCEL "A" THROUGH A CENTRAL ANGLE OF 01°54'25", FOR AN ARC DISTANCE OF 60.24 FEET TO THE END OF SAID NON-VEHICULAR ACCESS LINE BEING ALSO BEING POINT "G", AND THE POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1809.86 FEET. A CHORD BEARING OF S 86°14'47" W, AND A CHORD DISTANCE OF 24.05 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTH LINE OF PARCEL "A" THROUGH A CENTRAL ANGLE OF 00°45'41", FOR AN ARC DISTANCE OF 24.05 FEET TO THE END OF SAID LINE TO THE BEGINNING OF NON-VEHICULAR ACCESS LINE POINT ALSO BEING POINT "H" AND A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1809.86 FEET. A CHORD BEARING OF S 84°54'43" W, AND A CHORD DISTANCE OF 90.05 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID NON-VEHICULAR ACCESS LINE ALSO BEING THE SOUTH LINE PARCEL "A" THROUGH A CENTRAL ANGLE OF 02°51'04", FOR AN ARC DISTANCE OF 90.06 FEET TO THE END OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF TERMINUS OF THIS LINE AS DESCRIBED.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R41E - RANGE 41 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND CURVATURE	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PCP - PERMANENT CONTROL POINT	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PG - PAGE	REC - RECOVERED
BCR - BROWARD COUNTY RECORDS	D/U - DRAINAGE AND UTILITY EASEMENT	L - ARC LENGTH	PGS - PAGES	REV - REVISION
BLDG - BUILDING	ELEV - ELEVATION	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
BM - BENCH MARK	EOP - EDGE OF PAVEMENT	N & D - NAIL AND DISK	POB - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
(C) - CALCULATED	ESMT - EASEMENT	NR - NON-RADIAL	PCC - POINT OF COMMENCEMENT	SEC 14 - SECTION 14
C - CHORD	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NSI - NO SURVEYOR IDENTIFICATION	POL - POINT ON LINE	SQ - SQUARE
CB - CHORD BEARING	FF - FINISH FLOOR	NT - NON-TANGENT	PRC - POINT OF REVERSE CURVATURE	SO FT - SQUARE FEET
CCR # - CERTIFIED CORNER RECORD NUMBER	FND - FOUND	OR - OFFICIAL RECORDS	PRM - PERMANENT REFERENCE MONUMENT	TB - TANGENT BEARING
C/L - CENTERLINE	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK	PT - POINT OF TANGENCY	T48S - TOWNSHIP 48 SOUTH
CM - CONCRETE MONUMENT	(G) - GRID (STATE PLANE)	PB - PLAT BOOK	FEK - FLORIDA EAST COAST RAILWAY	(TYP) - TYPICAL
CONC - CONCRETE		FS - FLORIDA STATUTE		UE - UTILITY EASEMENT
COR - CORNER				W/ - WITH

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO WEST LINE OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS BEING N 00°58'41" W.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on June 26, 2017. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.



For the Firm By: _____

Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

Eng. - ENGINEERING	L.B. - LICENSED BUSINESS
C.O.A. - CERTIFICATE OF AUTHORIZATION	Arch. - ARCHITECTURAL
Landsc. - LANDSCAPE	N/A - NOT APPLICABLE
Li. - LICENSED	
No. - NUMBER	P.O. - POST OFFICE
o - COPYRIGHT	

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Date: 06/26/17	Job No. B18302.1
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	File: ENVAL_SOD.DWG



Prepared By:

CPH, Inc.

Licenses:

Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

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500 W. Fulton St. ~ Sanford, Fl. 32771 ~ Ph: 407.322.6841

EXISTING NON-VEHICULAR ACCESS LINE

SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 3

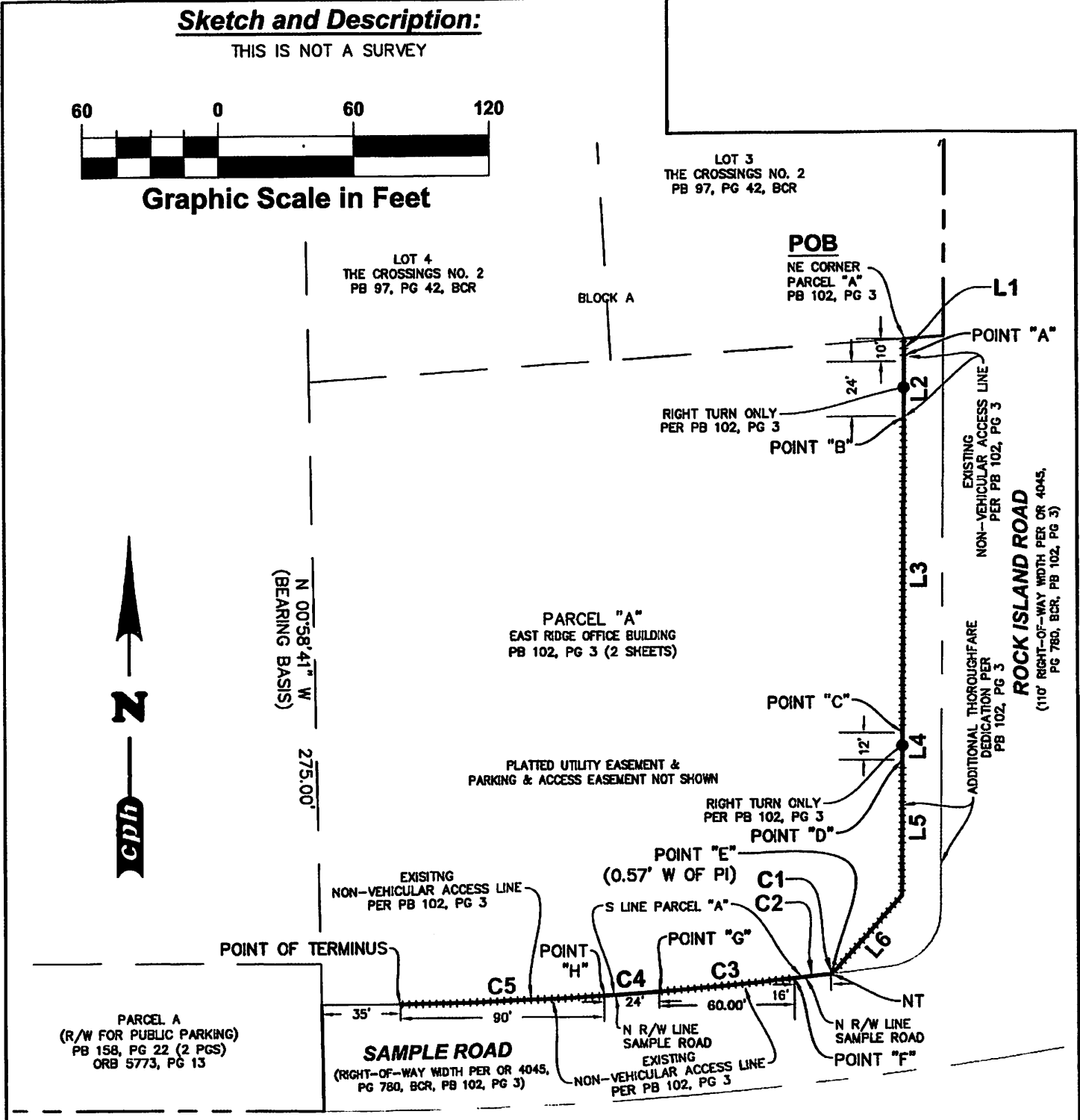
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Sketch and Description:

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Graphic Scale in Feet



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Date: 06/26/17 Job No. B18302.1
 Drawn by: RDB Scale: 1"=60' File: ENVAL_SOD.WDG

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EXISTING NON-VEHICULAR ACCESS LINE
 SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
 BROWARD COUNTY, FLORIDA
SKETCH AND DESCRIPTION

Sheet
2
 2 of 3
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Sketch and Description:

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CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	0°01'04"	0.57'	1,809.86'	0.57'	S 83°26'24" W
C2	0°30'35"	16.10'	1,809.86'	16.10'	S 83°42'13" W
C3	1°54'25"	60.24'	1,809.86'	60.24'	S 84°54'43" W
C4	0°45'41"	24.05'	1,809.86'	24.05'	S 86°14'47" W
C5	2°51'04"	90.06'	1,809.86'	90.05'	S 88°03'09" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°30'15" W	10.00'
L2	S 00°30'15" W	24.00'
L3	S 00°30'15" W	140.00'
L4	S 00°30'15" W	12.00'
L5	S 00°30'15" W	59.73'
L6	S 41°58'03" W	46.35'

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Date: 06/26/17	Job No. B18302.1
Drawn by: RDB	Scale: N/A
	File: ENVAL_SOD.DWG

 www.cphcorp.com 500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841	Prepared By: CPH, Inc. Licenses: Eng. C.O.A. No. 3215 Survey L.B. No. 7143 Arch. Lic. No. AA2600826 Landsc. Lic. No. LC0000298	EXISTING NON-VEHICULAR ACCESS LINE SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST BROWARD COUNTY, FLORIDA	Sheet 3 3 of 3 © 2018
	SKETCH AND DESCRIPTION		

Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

NON-VEHICULAR ACCESS LINES UPON A PORTION OF THE EAST LINE AND THE SOUTH LINE OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING OF A NON-VEHICULAR ACCESS LINE; THENCE RUN S 00°30'15" W ALONG THE EAST LINE OF AFORESAID PARCEL "A", ALSO BEING THE WEST LINE OF ADDITIONAL THOROUGHFARE DEDICATION PER SAID PLAT, A DISTANCE OF 25.00 FEET TO THE END OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE S 00°30'15" W ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-VEHICULAR ACCESS LINE; THENCE RUN S 00°30'15" W ALONG SAID WEST LINE AND SAID NON-VEHICULAR ACCESS LINE A DISTANCE OF 170.73 FEET; THENCE CONTINUE S 41°58'03" W ALONG SAID LINES, A DISTANCE OF 46.35 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1809.86 FEET, A CHORD BEARING OF S 86°27'16" W, AND A CHORD DISTANCE OF 190.93 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID NON-VEHICULAR ACCESS LINE, ALSO BEING THE SOUTH LINE OF SAID PARCEL "A", AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°04'24", AN ARC DISTANCE OF 223.429 FEET TO THE END OF SAID CURVE; THENCE RUN N 89°29'45" W A DISTANCE OF 2.587 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" AND THE POINT OF TERMINUS OF THIS LINE AS DESCRIBED.

Abbreviation Legend:

(A) -- ACTUAL	Δ -- DELTA	GOVT -- GOVERNMENT	PC -- POINT OF CURVATURE	R41E -- RANGE 41 EAST
APPROX -- APPROXIMATE	(D) -- DEED	IP -- IRON PIPE	PCC -- POINT OF COMPOUND CURVATURE	R -- RADIUS
AVG -- AVERAGE	(DE) -- DEED EXCEPTION	IR -- IRON ROD	PCP -- PERMANENT CONTROL POINT	RAD -- RADIAL
(BB) -- BEARING BASIS	DEPT -- DEPARTMENT	IR&C -- IRON REBAR & CAP	PG -- PAGE	REC -- RECOVERED
BCR -- BROWARD COUNTY RECORDS	D/U -- DRAINAGE AND UTILITY EASEMENT	L -- ARC LENGTH	PGS -- PAGES	REV -- REVISION
BLDG -- BUILDING	ELEV -- ELEVATION	LB# -- LICENSED BUSINESS NUMBER	PI -- POINT OF INTERSECTION	RP -- RADIUS POINT
BM -- BENCH MARK	EDP -- EDGE OF PAVEMENT	(M) -- MEASURED	PIB -- POINT OF BEGINNING	R/W -- RIGHT-OF-WAY
(C) -- CALCULATED	ESMT -- EASEMENT	N & D -- NAIL AND DISK	PCC -- POINT OF COMMENCEMENT	SEC 14 -- SECTION 14
C -- CHORD	ESMT -- EASEMENT	NR -- NO SURVEYOR IDENTIFICATION	POL -- POINT ON LINE	SQ -- SQUARE
CB -- CHORD BEARING	FDOT -- FLORIDA DEPARTMENT OF TRANSPORTATION	NT -- NON-TANGENT	PRC -- POINT OF REVERSE CURVATURE	SQ FT -- SQUARE FEET
CCR # -- CERTIFIED CORNER RECORD NUMBER	FF -- FINISH FLOOR	OR -- OFFICIAL RECORDS	PRM -- PERMANENT REFERENCE MONUMENT	TB -- TANGENT BEARING
C/L -- CENTERLINE	FND -- FOUND	ORB -- OFFICIAL RECORDS BOOK	PT -- POINT OF TANGENCY	T48S -- TOWNSHIP 48 SOUTH
CM -- CONCRETE MONUMENT	FP&L -- FLORIDA POWER AND LIGHT	PB -- PLAT BOOK	FEC -- FLORIDA EAST COAST RAILWAY	(TYP) -- TYPICAL
CONC -- CONCRETE	(G) -- GRID (STATE PLANE)	FS -- FLORIDA STATUTE		UE -- UTILITY EASEMENT
COR -- CORNER				W/ -- WITH

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO WEST LINE OF PARCEL "A", EAST RIDGE OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS BEING N 00°58'41" W.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on December 6, 2017. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: _____

Paul J. Kotrek
Professional Surveyor and Mapper
Florida Registration No. 6233

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Date: 12/06/17	Job No. B18302.1
Scale: N/A	File: PNVAL_SOD.DWG

Drawn by: PJK



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Licenses:
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Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndsc. Lic. No. LC0000298

PROPOSED NON-VEHICULAR ACCESS LINE
SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
BROWARD COUNTY, FLORIDA

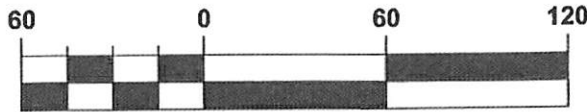
SKETCH AND DESCRIPTION

Sheet
1
1 of 2

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Sketch and Description:

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Graphic Scale in Feet

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°30'15" W	25.00'
L2	S 00°30'15" W	50.00'
L3	S 00°30'15" W	170.73'
L4	S 41°58'03" W	46.35'



(BEARING BASIS)
N 00°58'41" W 275.00'

W LINE PARCEL "A"
PB 102, PG 3

PARCEL "A"
EAST RIDGE OFFICE BUILDING
PB 102, PG 3

PLATTED UTILITY EASEMENT &
PARKING & ACCESS EASEMENT NOT SHOWN

S LINE PARCEL "A"

POINT OF TERMINUS

SW CORNER
PARCEL "A"
PB 102, PG 3

PARCEL A
(R/W FOR PUBLIC PARKING)
PB 158, PG 22 (2 PGS)
ORB 5773, PG 13

N 89°29'45" W
2.587'

SAMPLE ROAD
(RIGHT-OF-WAY WIDTH PER OR 4045,
PG 780, BCR, PB 102, PG 3)

N R/W LINE
SAMPLE ROAD
PROPOSED
NON-VEHICULAR ACCESS LINE

POB #2

W LINE OF ADDITIONAL
THOROUGHFARE DEDICATION
PER PB 102, PG 3

PROPOSED
NON-VEHICULAR
ACCESS LINES

ADDITIONAL THOROUGHFARE
DEDICATION PER
PB 102, PG 3 (110' RIGHT-OF-WAY WIDTH PER OR 4045,
PG 780, BCR, PB 102, PG 3)

ROCK ISLAND ROAD

BLOCK A

LOT 3
THE CROSSINGS NO. 2
PB 97, PG 42, (2 PGS)

POB

NE CORNER
PARCEL "A"
PB 102, PG 3

LOT 4
THE CROSSINGS NO. 2
PB 97, PG 42, (2 PGS)

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	7°04'24"	223.429'	1,809.859'	223.29'	S 86°58'03" W

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PROPOSED NON-VEHICULAR ACCESS LINE

SECTION 14-TOWNSHIP 48 SOUTH-RANGE 41 EAST
BROWARD COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

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