

STAFF REPORT  
Westfork Commercial Plat  
111-MP-94

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 (“Board”) on June 20, 1995. The property is located on the northeast corner of Pines Boulevard and Dykes Road, in the City of Pembroke Pines. This plat was recorded on February 9, 1996 (Plat Book 160, Page 14). Currently, this plat is restricted to 754,000 square feet of commercial use. This plat is also included as a Parcel A within the Pembroke Pines Regional Shopping Center Development of Regional Impact (DRI).

The applicant is requesting to amend the non-vehicular access line along the east side of Dykes Road to add a 40-foot opening centered approximately 1,282 feet north of the centerline of Pines Boulevard that will be restricted to right turns in only. This request was previously approved by the Board on May 24, 2016; however, the prior approval has expired.

The attached Resolution No. 2016-R-02 from the City of Pembroke Pines indicates no objection to this request.

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*



**PROPOSED RESOLUTION NO. 2016-R-02**

**RESOLUTION NO. 3486**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE AMENDMENT TO THE NON-VEHICULAR ACCESS INCLUDED ON THE WESTFORK COMMERCIAL PLAT, LOCATED WITHIN THE CITY OF PEMBROKE PINES; AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE ALL REQUIRED DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Dwayne L. Dickerson, Esq., as the agent for the owner of property located within the Westfork Commercial Plat ("Plat") located within the City of Pembroke Pines has requested that the City Commission approve an amendment to the Non-Vehicular Access Line ("NVAL") as more particularly depicted in **Exhibit "A"**, attached hereto; and

**WHEREAS**, the amendment to the NVAL is necessary in order to provide for improved traffic flow into the property from adjacent roadways, and improved internal traffic circulation within the shopping center located within the Plat; and

**WHEREAS**, the City Commission finds that approving the amendment to the NVAL is in the best interest of the health, safety, and welfare of the citizens and residents of the City.

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

**Section 1.** The above recitals are true and correct and are incorporated herein by reference.

**PROPOSED RESOLUTION NO. 2016-R-02**

**RESOLUTION NO. 3486**

**Section 2.** The City Commission of the City of Pembroke Pines, Florida, hereby authorizes the amendment to the Non-Vehicular Access Line ("NVAL") on the Plat in order to provide for a right turn in only access to the property, and provide improved traffic circulation both externally and internally to the property located in the Plat, and as more particularly described in **Exhibit "A"**, attached hereto.

**Section 3.** All resolutions inconsistent or in conflict herewith shall be and are hereby repealed insofar as there is conflict or inconsistency.

**Section 4.** If any section, sentence, clause, or phrase of this resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this resolution.

**Section 5.** This resolution shall become effective upon its passage and adoption by the City Commission.

**(SIGNATURE PAGE TO FOLLOW)**





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 20, 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)  
WESTFORK COMMERCIAL PLAT (111-MP-94)

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 Northwest 160<sup>th</sup> Avenue (Dykes Road) 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:

## NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

- 1) The property owners of portions of Parcel A (Folio Numbers 514016150016 and 514016150010) must execute the Amendment to Non-Vehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
- 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 non-vehicular access line along Northwest 160 Avenue adjacent to portions of Parcel A (Folio Numbers 514016150016 and 514016150010) except at the following openings:
  - A) An 80-foot opening centered approximately 404 feet north of the corner chord at Pines Boulevard (existing opening). This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.
  - B) A 100-foot opening 907 feet north of the corner chord at Pines Boulevard (existing opening).
  - C) A new 40-foot opening centered approximately 1215 feet north of the corner chord at Pines Boulevard. This opening shall be labeled on Exhibit C: RIGHT TURNS IN ONLY.

- D) An 80-foot opening centered 409 feet southwest of the corner chord at Northwest 155 Avenue (existing opening). This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

#### ACCESS EASEMENT REQUIREMENTS

- 6) An irregular shaped access easement following the proposed channelized driveway and onsite pavement (approximately 50-foot wide x 115-foot deep) is required to ensure shared access between the property owners. 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. The use of a non-standard access agreement will require review and approval by the County Attorney's office.

#### ACCESS REQUIREMENTS

- 7) The channelized driveway constructed within the new 40-foot opening shall be centered in the opening with a pavement width of 15 feet and inside entrance radius of 50 feet.
- 8) An on-site vehicle reservoir of 35 feet is required along the channelized driveway constructed within the new 40-foot opening.

#### TURN LANE IMPROVEMENTS (Secure and Construct)

- 9) A northbound right turn lane on Northwest 160 Avenue at the new 40-foot opening with 130 feet of storage and 50 feet of transition.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 10) Reconstruct the existing sidewalks (including curb and gutter) along Northwest 160 Avenue in those locations impacted by right turn lane construction.

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

- 11) Construction of the required improvements shall include the 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

- 12) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to 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.
  
- 13) The Installation of Required Improvements Agreement (CAF#450) 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 recordation of the NVAL Amendment Agreement and/or the 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 and Engineering Division's web page at:  
<http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>.

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

- 14) 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 a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

#### GENERAL REQUIREMENTS

- 15) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this delegation request may be modified for minor technical conflicts which are identified by details included in the 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, construction, studies, etc., shall conform to the applicable sections of the following:
  - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
  - B) State of Florida Department of Transportation:
    - 1) "Roadway and Traffic Design Standards."
    - 2) "Standard Specifications."
    - 3) "FDOT Transit Facilities Guidelines."
  - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 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 the required improvements.

- 18) The Service Development staff from the Transit Division notes that this plat is served by BC Transit Route 7 on Pines Boulevard.
- 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 Westfork Commercial Plat

Plat/Site Plan Number 111-MP-94 Plat Book - Page 160/14 (If recorded)

Owner/Applicant Ivt Westfork Plaza Pembroke Pines, LLC Phone 630-570-0738

Address 2809 Butterfield Road City Oak Brook State IL Zip Code 60523

Owner's E-mail Address Michael.Cummings@InvenTrustPM.com Fax # \_\_\_\_\_

Agent Sun-Tech Engineering, Inc Phone (954)777-3123

Contact Person Mike Gai

Address 4577 Nob Hill Road Suite 102 City Sunrise State FL Zip Code 33351

Agent's E-mail Address mgai@suntecheng.com Fax # (954)777-3114N

**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):

Amend the Non-Vehicular Access line along the east side of Northwest 160th Ave to add a 40-foot opening located 1,282 feet north of the centerline of Pines Boulevard and restricted to right turns IN only, to improve traffic flow into and internally within the shopping center site. Relocation of an internal intersection further east into the shopping center site to reduce nuisance traffic stacking. All in accordance with the Westfork Plaza master site plan which proposes an 8,774 square foot addition to an existing COSTCO

**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 about 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 12th day of February, 2018

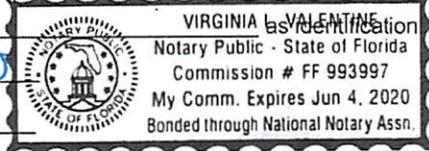
by Michael Gai

He/she is personally known to me or

Has presented \_\_\_\_\_

Signature of Notary Public Virginia L. Valentine

Type or Print Name Virginia L. Valentine



**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 none

Plats  Site Plans/Drawings  City Letter  FDOT Letter

Other (Describe) \_\_\_\_\_

Title of Request amend NVAL along Dykes Rd.

Folio # 514016150015

Distribute to:  Engineering  Traffic Engineering  Mass Transit

Other FDOT  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by [Signature]



Gary S. Dunay  
Bonnie Miskel  
Scott Backman  
Dwayne L. Dickerson  
Hope W. Calhoun  
Christina Bitenki  
Heather Jo Allen

December 21, 2015

Karl M. Kennedy, P.E.  
Acting City Engineer  
City of Pembroke Pines  
Senator Howard C. Foreman Campus  
8300 S. Palm Drive  
Pembroke Pines, FL 33025

**RE: *Westfork Plaza Shopping Center: Request to Modify Plat Conditions – Non-Vehicular Access Line Amendment***

Dear Karl:

As you are aware, the law firm of Dunay, Miskel and Backman, LLP represents Costco Wholesale Corporation ("Costco") with respect to their store located within the Westfork Plaza Shopping Center ("Westfork Plaza"). Westfork Plaza is generally located on the northeast corner of Pines Boulevard and Dykes Road in the City of Pembroke Pines ("Property"). The Property is located within the Westfork Commercial Plat ("Plat") which is recorded in plat book 160, page 14 of the public records of Broward County.

This correspondence shall serve as Costco's formal request to amend the Non-Vehicular Access Line ("NVAL") as shown on the Plat. Please note that Woolbright Development, the current owner of the portions of Westfork Plaza outside of the Costco parcel, has joined in this NVAL amendment application (Costco and Woolbright Development hereinafter collectively referred to as the "Owners"). To that end, the Owners hereby request a resolution and letter of no objection from the City supporting this NVAL amendment application to the County. The amendment is necessary in order to move a non-vehicular access line opening along the western plat limits and facilitate changes to the site in accordance with a site plan amendment approved by the City of Pembroke Pines at its August 27, 2015 Planning and Zoning Board meeting. The changes to the non-vehicular access line will allow for improved traffic flow into and internally within the site, providing a 40-foot restricted to right-in only entrance, and re-locating an internal

Page 2

Four-way intersection further into the site and reducing nuisance traffic stacking. Please see the enclosed site plan, plat, and sketch and legal description detailing the requested NVAL amendment.

During the August 27, 2015 Planning and Zoning Board ("Board") meeting, the Board approved a site plan amendment application for improvements to be made within Westfork Plaza. As part of this approval, the Board requested that City staff work with the Owners to address traffic flow concerns at the shopping center. In order to address the Board's concerns, the Owners are preparing another site plan amendment application which will accompany this NVAL amendment application. Together, this NVAL amendment application and the forthcoming site plan amendment application will satisfy the Board's concerns by greatly improving ingress to and egress from the shopping center along with greatly improving traffic circulation within the shopping center and on the adjacent rights-of-way.

Thank you for your attention to this matter. Do not hesitate to contact me if you have any further questions or if you need any additional documentation regarding this request.

Sincerely,



Dwayne L. Dickerson, Esq.  
Dunay, Miskel & Backman, LLP

Attachments

EXHIBIT 'B'



SKETCH & LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**



5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

A PORTION OF PARCEL A, "WESTFORK COMMERCIAL PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A, BEING POINT OF BEGINNING 'A'; THENCE SOUTH 89°25'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL A 65.00 FEET TO POINT OF TERMINATION 'A'.

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'A'; THENCE SOUTH 89°25'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL A 80.00 FEET TO POINT OF BEGINNING 'B'; THENCE CONTINUE SOUTH 89°25'02" WEST ALONG SAID SOUTH LINE 629.00 FEET TO POINT OF TERMINATION 'B'.

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'B'; THENCE SOUTH 89°25'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL A 100.00 FEET TO POINT OF BEGINNING 'C'; THENCE CONTINUE SOUTH 89°25'02" WEST, THIS AND THE FOLLOWING COURSE BEING ALONG SAID SOUTH LINE 447.86 FEET; THENCE SOUTH 89°39'59" WEST 342.16 FEET TO A POINT ON THE EASTERLY LINE OF THE 5.00 FOOT WIDE ROADWAY EASEMENT RECORDED IN THE AFOREMENTIONED PLAT; THENCE NORTH 45°20'01" WEST, THIS AND THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID EASTERLY LINE 52.43 FEET; THENCE NORTH 00°20'01" WEST 98.41 FEET; THENCE NORTH 06°30'35" EAST 100.71 FEET; THENCE NORTH 00°20'01" WEST 64.53 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 03°19'30", FOR AN ARC DISTANCE OF 100.28 FEET TO POINT OF TERMINATION 'C'.

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'C', BEING A POINT ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 87°00'30" EAST; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 02°39'10", FOR AN ARC DISTANCE OF 80.00 FEET, THIS AND THE FOLLOWING COURSE BEING ALONG THE EASTERLY LINE OF THE AFOREMENTIONED ROADWAY EASEMENT, TO POINT OF BEGINNING 'D', BEING A POINT OF COMPOUND CURVATURE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 13°41'59", FOR AN ARC DISTANCE OF 413.17 FEET TO POINT OF TERMINATION 'D'.

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'D', BEING A POINT ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 70°39'22" EAST; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 03°18'57", FOR AN ARC DISTANCE OF 100.00 FEET, THIS AND THE FOLLOWING FIVE (5) COURSES BEING ALONG THE EASTERLY LINE OF THE AFOREMENTIONED ROADWAY EASEMENT, TO POINT OF BEGINNING 'E', BEING A POINT OF COMPOUND CURVATURE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 00°10'22", FOR AN ARC DISTANCE OF 5.21 FEET; THENCE NORTH 67°20'00" WEST, ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, 12.00 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1740.00 FEET, A CENTRAL ANGLE OF 07°46'20", FOR AN ARC DISTANCE OF 236.04 FEET; THENCE NORTH 39°05'14" EAST 100.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 56°05'10" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 07°06'43", FOR AN ARC DISTANCE OF 214.49 FEET TO POINT OF TERMINATION 'E'.

(CONTINUED ON SHEET 2)

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 60014A

DATE: 10/23/15

EXISTING NON-VEHICULAR ACCESS LINE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: COSTCO PEMBROKE PINES

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 4, INCLUSIVE.

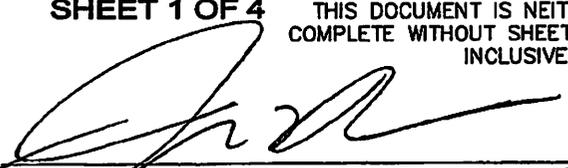
  
 JOHN F. PULICE, PROFESSIONAL SURVEYOR & MAPPER LS2691  
 BETH BURNS, PROFESSIONAL SURVEYOR & MAPPER LS6136

EXHIBIT 'B'



SKETCH & LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com) CERTIFICATE OF AUTHORIZATION LB#3870

(CONTINUED FROM SHEET 1)

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'E', BEING A POINT ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 48°58'27" EAST; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 03°18'57", FOR AN ARC DISTANCE OF 100.00 FEET, THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG THE EASTERLY LINE OF THE AFOREMENTIONED ROADWAY EASEMENT, TO POINT OF BEGINNING 'F', BEING A POINT OF COMPOUND CURVATURE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 03°48'07", FOR AN ARC DISTANCE OF 114.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°08'37" EAST 153.88 FEET TO POINT OF TERMINATION 'F'.

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'F'; THENCE NORTH 48°08'37" EAST, THIS AND THE FOLLOWING SIX (6) COURSES BEING ALONG THE EASTERLY LINE OF THE AFOREMENTIONED ROADWAY EASEMENT 79.84 FEET TO POINT OF BEGINNING 'G'; THENCE CONTINUE NORTH 48°08'37" EAST 5.00 FEET; THENCE NORTH 41°51'23" WEST 12.00 FEET; THENCE NORTH 48°08'37" EAST 79.74 FEET; THENCE NORTH 54°59'04" EAST 100.75 FEET; THENCE NORTH 48°08'37" EAST 183.32; THENCE SOUTH 86°57'33" EAST ON THE SOUTH LINE OF SAID ROADWAY EASEMENT 31.13 FEET TO THE FINAL POINT OF TERMINATION, BEING A POINT ON THE NORTH LINE OF SAID PARCEL A.

SAID LANDS SITUATE, LYING & BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 60014A

DATE: 10/23/15

EXISTING NON-VEHICULAR ACCESS LINE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: COSTCO PEMBROKE PINES

SHEET 2 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 4, INCLUSIVE.

EXHIBIT 'B'



SKETCH & LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

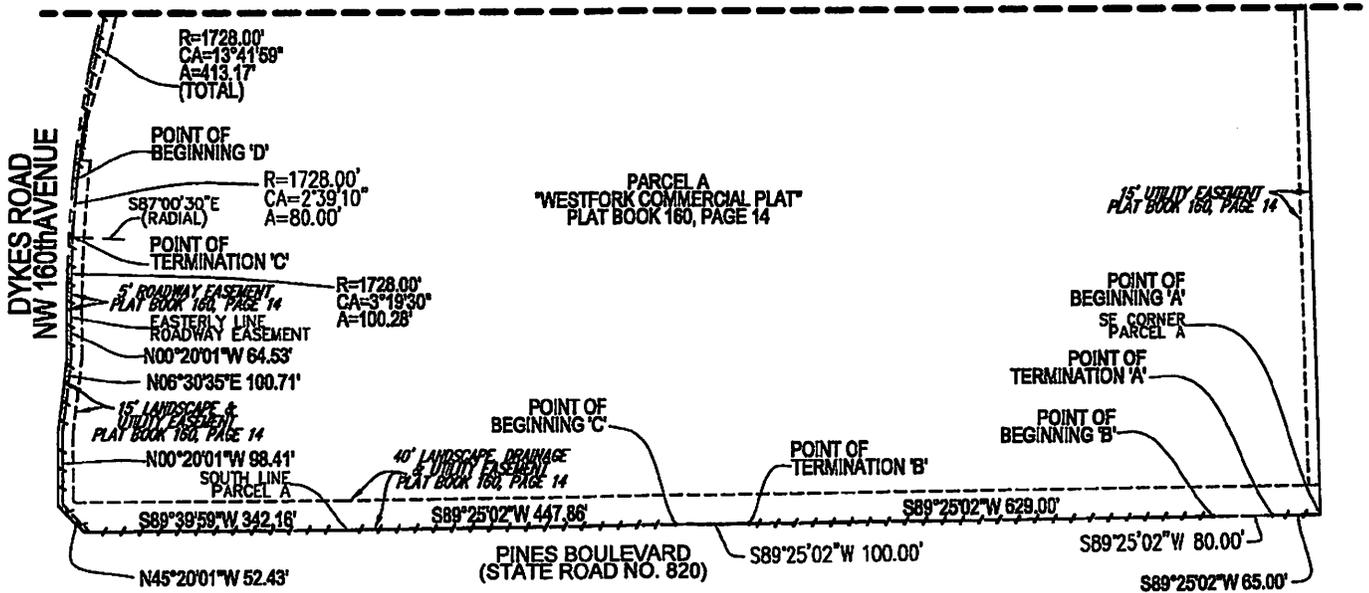
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE



NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL A, BEING S89°25'02"W.
- 2) THIS IS NOT A SKETCH OF SURVEY & DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=250'

DRAWN: L.S.

ORDER NO.: 60014A

DATE: 10/23/15

EXISTING NON-VEHICULAR ACCESS LINE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: COSTCO PEMBROKE PINES

SHEET 3 OF 4

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LEGEND:

- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH

EXHIBIT 'B'

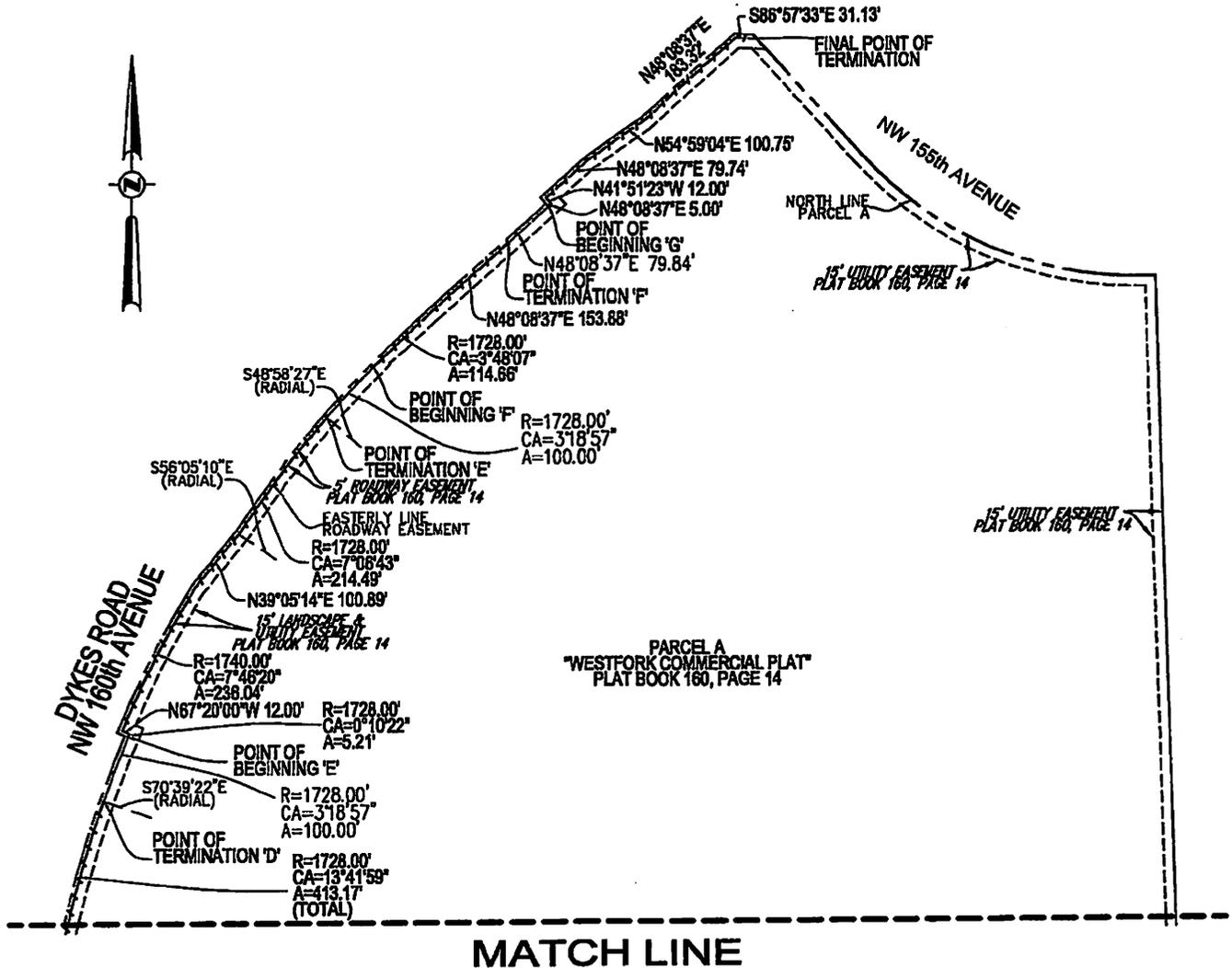


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FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=250' | DRAWN: L.S.

ORDER NO.: 60014A

DATE: 10/23/15

EXISTING NON-VEHICULAR ACCESS LINE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: COSTCO PEMBROKE PINES

SHEET 4 OF 4

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LEGEND:

R RADIUS  
CA CENTRAL ANGLE  
A ARC LENGTH

EXHIBIT 'C'



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**LEGAL DESCRIPTION:**

A PORTION OF PARCEL A, "WESTFORK COMMERCIAL PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A, BEING POINT OF BEGINNING 'A'; THENCE SOUTH 89°25'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL A 65.00 FEET TO POINT OF TERMINATION 'A'.

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'A'; THENCE SOUTH 89°25'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL A 80.00 FEET TO POINT OF BEGINNING 'B'; THENCE CONTINUE SOUTH 89°25'02" WEST ALONG SAID SOUTH LINE 629.00 FEET TO POINT OF TERMINATION 'B'.

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'B'; THENCE SOUTH 89°25'02" WEST ALONG THE SOUTH LINE OF SAID PARCEL A 100.00 FEET TO POINT OF BEGINNING 'C'; THENCE CONTINUE SOUTH 89°25'02" WEST, THIS AND THE FOLLOWING COURSE BEING ALONG SAID SOUTH LINE 447.86 FEET; THENCE SOUTH 89°39'59" WEST 342.16 FEET TO A POINT ON THE EASTERLY LINE OF THE 5.00 FOOT WIDE ROADWAY EASEMENT RECORDED IN THE AFOREMENTIONED PLAT; THENCE NORTH 45°20'01" WEST, THIS AND THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID EASTERLY LINE 52.43 FEET; THENCE NORTH 00°20'01" WEST 98.41 FEET; THENCE NORTH 06°30'35" EAST 100.71 FEET; THENCE NORTH 00°20'01" WEST 64.53 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 03°19'30", FOR AN ARC DISTANCE OF 100.28 FEET TO POINT OF TERMINATION 'C'.

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'C', BEING A POINT ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 87°00'30" EAST; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 02°39'10", FOR AN ARC DISTANCE OF 80.00 FEET, THIS AND THE FOLLOWING COURSE BEING ALONG THE EASTERLY LINE OF THE AFOREMENTIONED ROADWAY EASEMENT, TO POINT OF BEGINNING 'D', BEING A POINT OF COMPOUND CURVATURE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 13°41'59", FOR AN ARC DISTANCE OF 413.17 FEET TO POINT OF TERMINATION 'D'.

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'D', BEING A POINT ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 70°39'22" EAST; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 03°18'57", FOR AN ARC DISTANCE OF 100.00 FEET, THIS AND THE FOLLOWING FOUR (4) COURSES BEING ALONG THE EASTERLY LINE OF THE AFOREMENTIONED ROADWAY EASEMENT, TO POINT OF BEGINNING 'E', BEING A POINT OF COMPOUND CURVATURE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 00°10'22", FOR AN ARC DISTANCE OF 5.21 FEET; THENCE NORTH 67°20'00" WEST, ALONG A LINE RADIAL TO THE LAST AND NEXT DESCRIBED CURVES, 12.00 FEET; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1740.00 FEET, A CENTRAL ANGLE OF 07°46'20", FOR AN ARC DISTANCE OF 236.04 FEET; THENCE NORTH 39°05'14" EAST 2.58 FEET TO POINT OF TERMINATION 'E'.

(CONTINUED ON SHEET 2)

<b>FILE: THOMAS ENGINEERING GROUP</b>	
<b>SCALE: N/A</b>	<b>DRAWN: L.S.</b>
<b>ORDER NO.: 60014B</b>	
<b>DATE: 10/23/15, REV 12/2/15</b>	
<b>PROPOSED NON-VEHICULAR ACCESS LINE</b>	
<b>PEMBROKE PINES, BROWARD COUNTY, FLORIDA</b>	
<b>FOR: COSTCO PEMBROKE PINES</b>	

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 4, INCLUSIVE.

JOHN E. PULICE, PROFESSIONAL SURVEYOR & MAPPER LS2691  
 BETH BURNS, PROFESSIONAL SURVEYOR & MAPPER LS6136

EXHIBIT 'C'



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(CONTINUED FROM SHEET 1)

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'E'; THENCE NORTH 39°05'14" EAST, THIS AND THE FOLLOWING THREE (3) COURSES BEING ALONG THE EASTERLY LINE OF THE AFOREMENTIONED ROADWAY EASEMENT, 40.00 FEET TO POINT OF BEGINNING 'F'; THENCE CONTINUE NORTH 39°05'14" EAST 58.35 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 56°05'10" EAST; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1728.00 FEET, A CENTRAL ANGLE OF 14°13'47", FOR AN ARC DISTANCE OF 429.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 48°08'37" EAST 153.88 FEET TO POINT OF TERMINATION 'F'.

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'F'; THENCE NORTH 48°08'37" EAST, THIS AND THE FOLLOWING SIX (6) COURSES BEING ALONG THE EASTERLY LINE OF THE AFOREMENTIONED ROADWAY EASEMENT 79.84 FEET TO POINT OF BEGINNING 'G'; THENCE CONTINUE NORTH 48°08'37" EAST 5.00 FEET; THENCE NORTH 41°51'23" WEST 12.00 FEET; THENCE NORTH 48°08'37" EAST 79.74 FEET; THENCE NORTH 54°59'04" EAST 100.75 FEET; THENCE NORTH 48°08'37" EAST 183.32; THENCE SOUTH 86°57'33" EAST ON THE SOUTH LINE OF SAID ROADWAY EASEMENT 31.13 FEET TO THE FINAL POINT OF TERMINATION, BEING A POINT ON THE NORTH LINE OF SAID PARCEL A.

SAID LANDS SITUATE, LYING & BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 60014B

DATE: 10/23/15, REV 12/2/15

PROPOSED NON-VEHICULAR ACCESS LINE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: COSTCO PEMBROKE PINES

SHEET 2 OF 4

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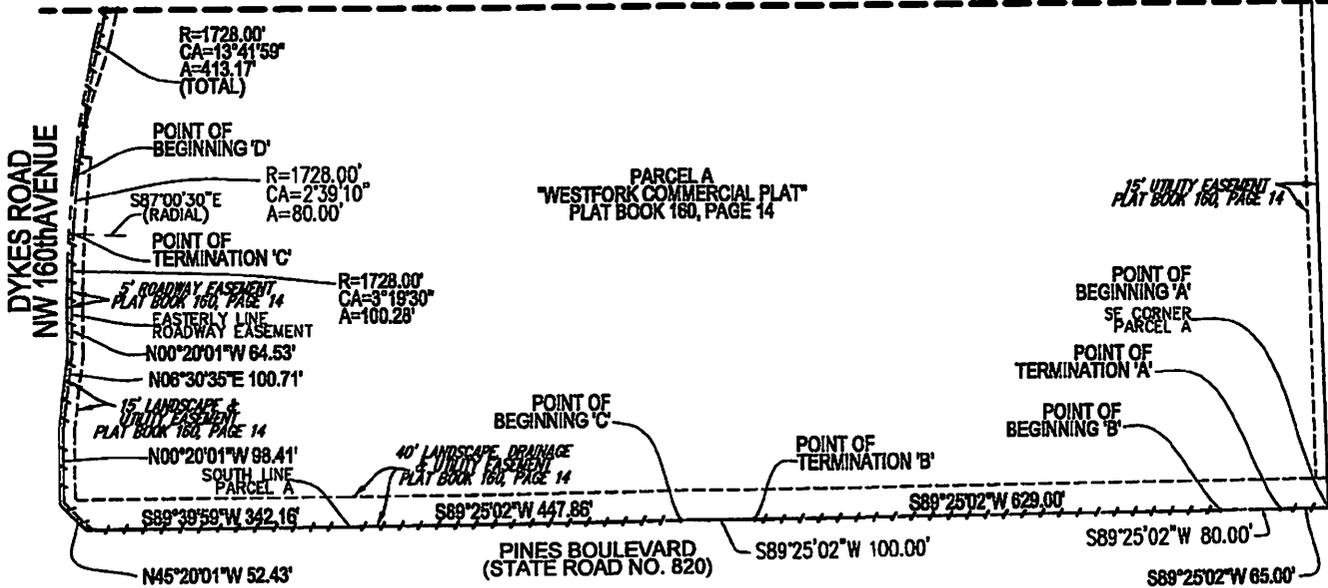
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MATCH LINE



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FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=250'

DRAWN: L.S.

ORDER NO.: 60014B

DATE: 10/23/15, REV 12/2/15

PROPOSED NON-VEHICULAR ACCESS LINE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: COSTCO PEMBROKE PINES

SHEET 3 OF 4

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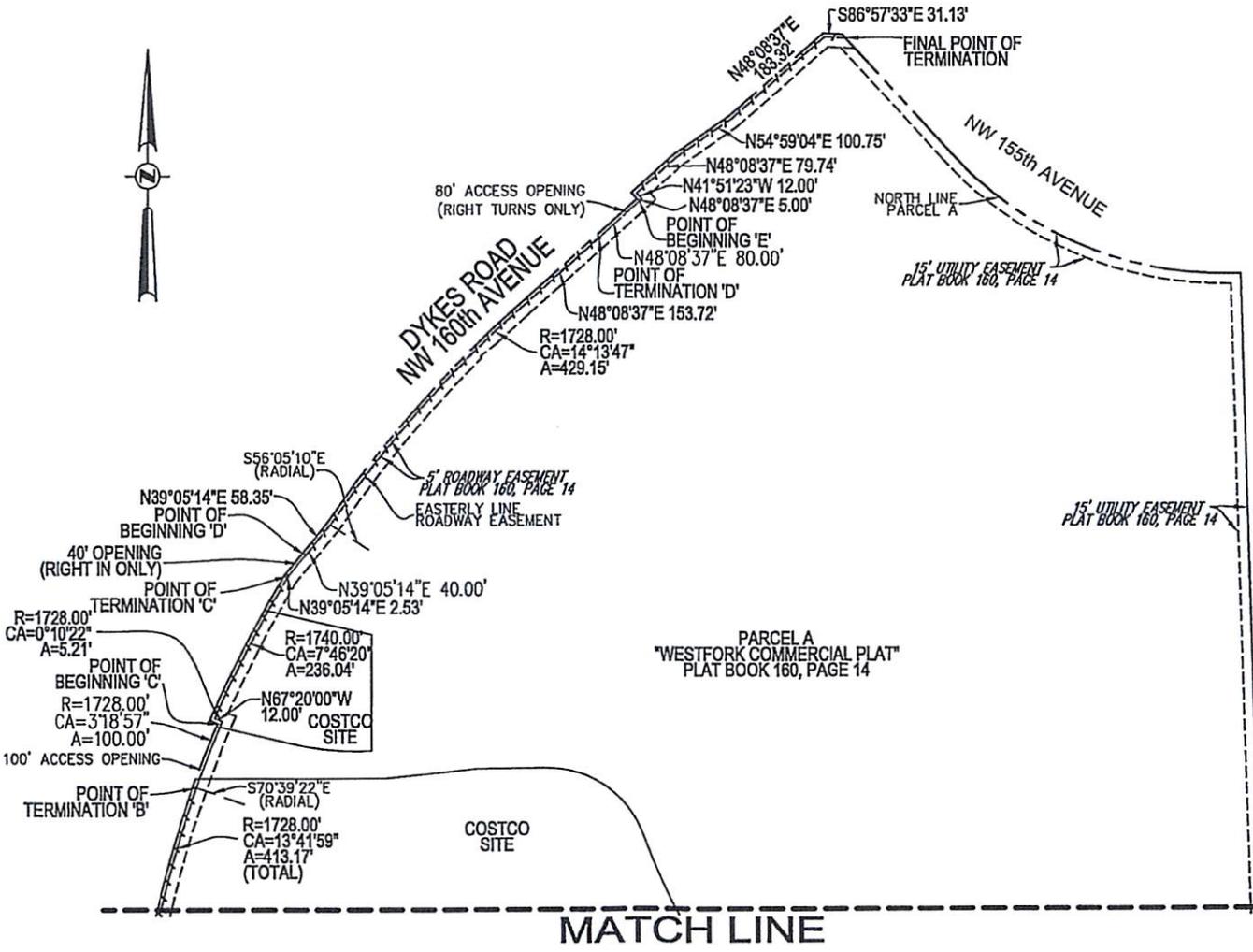


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FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=250'

DRAWN: L.S.

ORDER NO.: 63599B

DATE: 8/23/17

PROPOSED NON-VEHICULAR ACCESS LINE

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: COSTCO PEMBROKE PINES

SHEET 4 OF 4

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