

STAFF REPORT
Lauderhill Sunrise East
Plat Book 61, Page 44

A request to amend a platted non-vehicular access line and modify conditions of plat approval has been filed with the Planning and Development Management Division. The property is located on the north side of West Sunrise Boulevard, between Northwest 47 Avenue and Northwest 43 Avenue in the City of Plantation. This plat was recorded on March 9, 1966 (Plat Book 61, Page 44). Because the plat was recorded prior to March 20, 1979, a note restricting the approved level of development was not required at the time of approval.

The applicant is requesting to modify the conditions on the plat prohibiting access on West Sunrise Boulevard from Tracts C and D. The applicant is requesting a new right turns only 50-foot opening and establish a non-vehicular access line along West Sunrise Boulevard on Tract D.

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

The attached comments from the adjacent City of Lauderhill indicate 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.

The attached comments from the Florida Department of Transportation ("FDOT") indicate approval with conditions with this request.

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



OFFICE OF THE MAYOR

Diane Veltri Bendekovic,
Mayor

**PLANNING, ZONING &
ECONOMIC DEVELOPMENT**

Danny A. Holmes, AICP, Director



CITY COUNCIL

Lynn Stoner, *President*
Mark Hyatt,
President Pro Tem
Jerry Fadgen,
Ron Jacobs
Peter S. Tingom

March 14, 2018

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

RE: Lauderdale Sunrise East Plat (P.B. 61, pg. 44 B.C.R.) / PP18-0003

Dear Ms. Sesodia,

Please be advised that the City of Plantation has no objection to removing the note restricting access on the above referenced plat to allow access as follows:

On Sunrise Boulevard, a 50' right in/right out only access opening centered 371' east of the west plat limits.

The approval is based upon the delegation request approved by City Council on February 28, 2018.

Should you have any questions or need additional information, please contact me at 954-797-2225, Monday-Friday from 8:00 AM - 4:30 PM.

Sincerely,

Gayle Easterling, AICP
Senior Planner



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

March 28, 2018

Stephen Tawes, Interim City Planner
Planning and Zoning Department
5581 West Oakland Park Blvd
Lauderhill, FL 33313

RE: Municipal notification of application for NVAL Approval adjacent to the municipal limits of
Lauderhill:

Plat Name: **Lauderhill Sunrise East**
Plat No.: ---

Written comments must be received on or before April 12, 2018.

Dear Mr. Tawes:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding the attached copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at pdmdinfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617 (or kdaluz@broward.org).

Sincerely,

KARINA DA
LUZ

Digitally signed by
KARINA DA LUZ
Date: 2018.03.29
17:02:24 -04'00'

Karina da Luz, Senior Planner
Planning and Development Management Division



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

MEMORANDUM

DATE: April 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)
Lauderhill Sunrise East (029-DU-42)

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 Sunrise 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. 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 Preferred Storage Parcel "D" of the Lauderhill Sunrise East Plat (Folio Number 494136110050) 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 Sunrise Boulevard adjacent to the plat except at the following openings:
 - a. A 50-foot opening centered 371 feet east of the west plat limits. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

Said non-access line will include a corner chord and extend north along NW 45th Avenue for a minimum of 100 feet.

RATIONAL NEXUS REVIEW

6. 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.

RIGHT-OF-WAY REQUIREMENTS (Separate Instrument)

7. The property owner must dedicate 10 feet of right-of-way to comply with the Broward County Trafficways Plan on Sunrise Boulevard, a 120-foot Arterial.
8. Right-of-way for a corner chord based on a 30-foot radius at the intersection of Sunrise Boulevard and NW 45th Avenue.
9. The property owner must dedicate right-of-way for a westbound right turn lane on Sunrise Boulevard at the 50-foot opening with 135 feet of storage and 50 feet of transition.
10. Sunrise Boulevard, in this location, is functionally classified as a State 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 Sunrise Boulevard at the 50-foot opening 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.
12. 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.

SIDEWALK REQUIREMENTS (Secure and Construct)

13. Reconstruct the existing sidewalks (including curb and gutter) along Sunrise Boulevard as necessary.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

14. Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on Sunrise Boulevard 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)

15. 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

16. 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.
17. 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

18. 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.
19. 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

20. 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.
21. 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.
22. 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.
23. 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.
24. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
25. 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



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

April 20, 2017***

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – **October 20, 2018**
THIS LETTER IS NOT A PERMIT APPROVAL

*** Second Time Extension (6-month Period). If an additional time extension is requested a pre-application meeting will be required. (The Previous Letter Dated on May 11, 2017 Is Void)

Erik Wilczek
Keen Engineering Inc.
7280 W Palmetto Park Rd, Suite 302
Boca Raton, FL 33433

Dear Erik Wilczek:

RE: **April 20, 2017 - Pre-application Extension for Category D Driveway**, Date of Pre-Application Meeting: **June 9, 2016**
Broward County - City of Plantation, Urban; SR 838; Sec. # 86110; MP: 3.500
Access Class - 03; Posted Speed - 45 mph; SIS - N; Ref. Project: FM 432724.1-PTO Studies-PM Khalilah Ffrench
Request: Add a right-in/right-out only driveway access to SR 838/Sunrise Boulevard located approximately 270 feet west of NW 45th Avenue.

SITE SPECIFIC INFORMATION

Project Name & Address: **Preferred Storage NW 10th Ct. - 1021 W Sunrise Blvd, Plantation, FL 33313**
Applicant/Property Owner: **Preferred Storage Plantation LLC**
Parcel Size: **4.19 Acres** Max. Sq.ft./Proposed LU: **110,000 S.F. Warehouse & 7,000 S.F. Commercial**

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 is required and must meet FDOT design standards and include space for bicycle lane.**

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,

Aidin Massahi, Ph.D.
District Traffic Access Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-06-09\4. 86110 MP 3.500 SR 838_PREFERRED STORAGE NW 10th Ct\86110 MP 3.500 SR 838_PREFERRED STORAGE_Ext.docx



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 Lauderhill Sunrise East

Plat/SitePlan Number _____ Plat Book - Page 61-44 (If recorded)

Owner/Applicant Preferred Storage Plantation LLC Phone 954-971-6775

Address 13865 W Dixie Highway City Miami State FL Zip Code 33161

Owner's E-mail Address speno.tom@prd-realty.com Fax # 561-409-2341

Agent Dunay, Miskel & Backman, LLP Phone 561-405-3323

Contact Person Christina Bilenki, Esq.

Address 14 SE 4th Street, Suite 36, City Boca Raton State FL Zip Code 33483

Agent's E-mail Address cbilenki@dmbblaw.com Fax # 561-409-2341

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 _____

D.G. McGuire - Highway Construction & Engineering Division

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

To remove notation on plat restricting access from Sunrise Blvd and to establish new opening and non-vehicular access line over Tract D. Please see attached justification statement.

**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 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 7th day of March, 2018

by Christina Bilonki He/she is personally known to me or

Has presented _____ as identification

Signature of Notary Public [Signature]

Type or Print Name Kathleen J. Brignola



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 03/22/2018 Acceptance Date 03/29/2018

Comments Due 04/12/2018 C.C. Mtg. Date _____ Fee \$ 2,410

Report Due 04/19/2018 Adjacent City Lauderhill

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

Title of Request NVAL amendment due to plat note restriction

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

Comments _____

Received by [Signature]



Gary Dunay	Hope Cathoun	Christina Bilenki
Bonnie Miskel	Dwayne Dickerson	Heather Jo Allen
Scott Backman	Ele Zachariades	Andrea Keiser

Preferred Storage
Northwest Corner of Sunrise Boulevard and NW 45th Avenue
Delegation Request

Preferred Storage Plantation, LLC (“Petitioner”) is the owner of the +/- 5.49 acre parcel, whose property address is 1041 NW 45th Avenue (Parcel ID No. 4941-36-11-0050 & 4941-36-11-0040) and generally located on the northwest corner of West Sunrise Boulevard and NW 45th Avenue (“Property”) within the City of Plantation (“City”). The Property is designated as Local Activity Center on the City’s Future Land Use Map and is zoned SPI-2, Hybrid Commercial. On September 14, 2016, the City Council approved a conditional use approval to allow a +/- 101,553 square foot self-storage facility in the SPI-2 zoning district, as well as the corresponding site plan, elevations, and landscape plan approval for the project and landscape waivers (“Project”). Petitioner has since secured building permits and the Project is under construction.

As Petitioner continued through the building permit process and continued to analyze the Project, they continued to see the need for direct access to the Property from W Sunrise Boulevard. As currently approved, customers would need to access the Property from NW 45th Avenue, before even having the opportunity to reach the Property and recognize their destination. If customers miss this early turn and are forced to double-back, they would be required to turn onto NW 47th Avenue, before heading back east along NW 10th Court adjacent to a residential area and then turn back on NW 45th Avenue in order to reach their destination. This traffic pattern is not only inefficient and problematic as it sends more vehicles to local residential roads, but it can create hazardous traffic situations as customers trying to reach the Property may easily get confused as to how to access the site, particularly if it is their first visit. Such confusion is particularly concerning because of the high traffic volumes and rates of speed of vehicles traveling along Sunrise Boulevard.

The Property is currently platted as a portion of Parcel D of the Lauderhill Sunrise East Plat, as recorded in Plat Book 61, Page 44 of the Public Records of Broward County, Florida (“Plat”). The Plat currently restricts access from Sunrise Boulevard. As such, in an effort to provide such access from Sunrise Boulevard, Petitioner respectfully requests the following amendment to the restrictive note on the Plat:

From:

5. *All access prohibited on West Sunrise Blvd. from Tracts C & D.; and*

Note: All Access Prohibited on West Sunrise Blvd from Tract "D".

To:

5. *All access prohibited on West Sunrise Blvd. from Tracts C; and*

~~Note: All Access Prohibited on West Sunrise Blvd from Tract "D". (delete note in its entirety as a new opening and NVAL line will be established on the plat)~~

As Sunrise Boulevard is a state road, Petitioner has been with FDOT to see if they would approve an access point along Sunrise Boulevard and into the Property. Upon further discussion and review by FDOT, Petitioner received approval for such access, provided a deceleration/right-turn lane into the Property is provided. In order to provide such access, Petitioner acknowledges they will also need to dedicate a ten foot (10') strip of land in order to comply with the Broward County Trafficways Plan. The addition of the deceleration lane along Sunrise Boulevard will allow for safer access to the Property and help minimize any confusion of locating the access to the Property based upon the approved plan with the only access point along NW 45th Avenue. Finally, Petitioner will establish a new non-vehicular access line (NVAL) identifying the access proposed on the site plan and approved by FDOT.

SKETCH AND DESCRIPTION


DESCRIPTION: (N.V.A.L.)

TWO LINES LYING WITHIN TRACT "D", LAUDERHILL SUNRISE EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "D"; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID TRACT "D", A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF NON VEHICULAR ACCESS LINE #1; THENCE NORTH 90°00'00" EAST, ALONG A LINE PARALLEL WITH AND 10.00 FEET NORTH OF THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 346.00 FEET TO THE POINT OF TERMINATION OF SAID NON VEHICULAR ACCESS LINE #1; THENCE NORTH 80°54'35" EAST, A DISTANCE OF 50.64 FEET TO THE POINT OF BEGINNING OF NON VEHICULAR ACCESS LINE #2; THENCE NORTH 90°00'00" EAST, ALONG A LINE PARALLEL WITH AND 18.00 FEET NORTH OF THE SOUTH LINE OF THE AFORESAID TRACT "D", A DISTANCE OF 134.45 FEET; THENCE SOUTH 78°15'13" EAST, A DISTANCE OF 83.38 FEET TO THE SOUTH LINE OF SAID TRACT "D" AT A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND TO SAID POINT A RADIAL LINE BEARS SOUTH 16°28'07" EAST; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID TRACT "D" AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73°31'53", AN ARC DISTANCE OF 32.08 FEET TO THE POINT OF TERMINATION OF NON VEHICULAR ACCESS LINE #2.

SAID NON VEHICULAR ACCESS LINES SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SHEET 2 OF 2

 PAUL E. BREWER & ASSOCIATES, INC. 12321 N.W. 35th Street Coral Springs, FL 33065 PH: (954) 753-5210 FAX: (954) 753-9813 pbrewer@pebllsouth.net	SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
	FB/PG:	N/A					
	DRAWN BY:	W.D.K.					
	CKD. BY:	<i>[Signature]</i>					
	JOB NO:	15-115 NVAL					

SKETCH AND DESCRIPTION

- NOTES:**
- THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
 - BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF LAUDERHILL SUNRISE EAST (PB. 61, PG. 44 B.C.R.) BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.

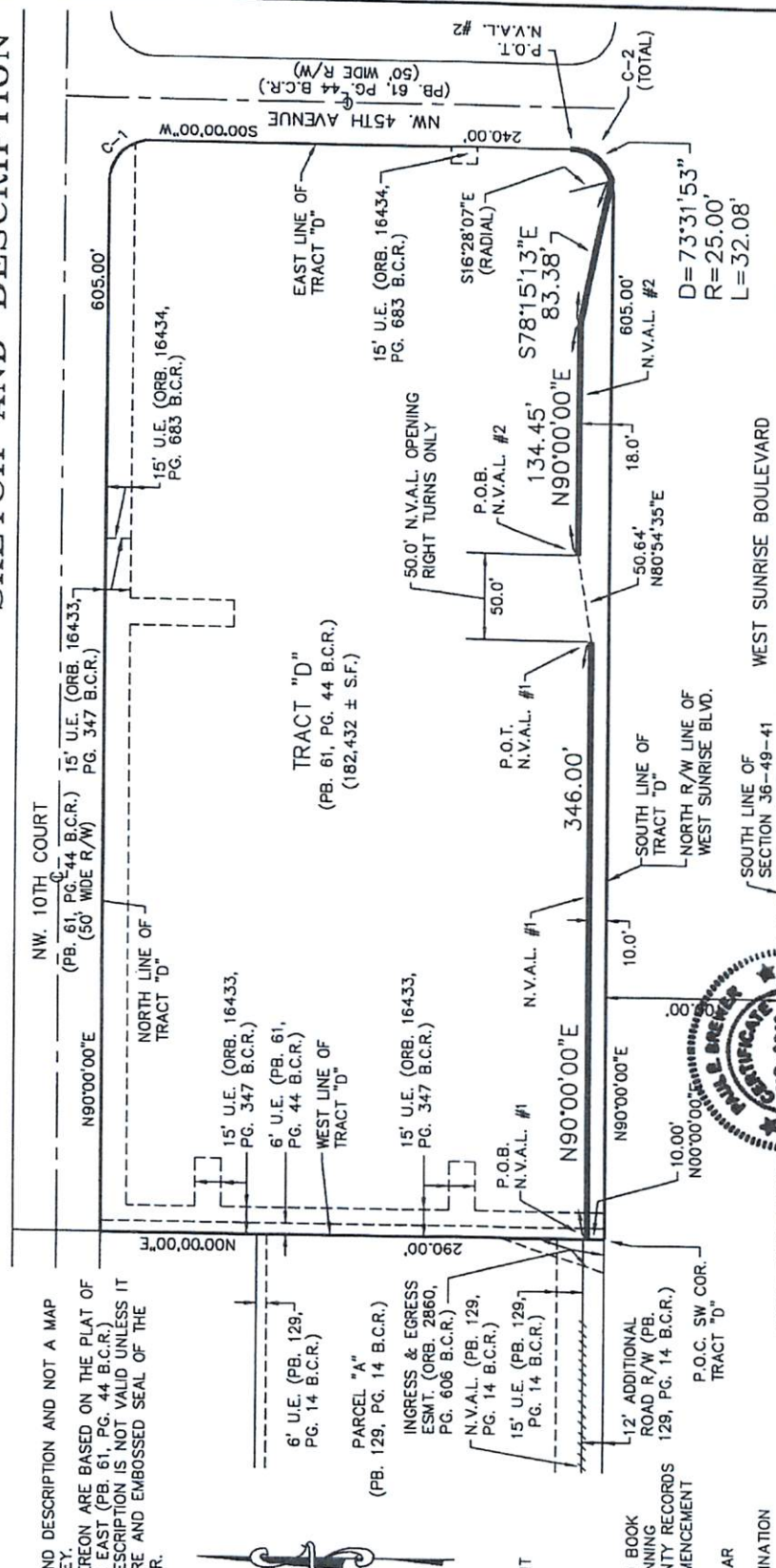
CURVE TABLE

C-1
D=90'00"00"
R=25.00'
L=39.27'

C-2
D=90'00"00"
R=25.00'
L=39.27'

LEGEND:

- COR. = CORNER
- D = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- S.F. = SQUARE FEET
- U.E. = UTILITY EASEMENT
- ESMT. = EASEMENT
- PB. = PLATBOOK
- R/W = RIGHT OF WAY
- PG. = PAGE
- INST. = INSTRUMENT
- ORB = OFFICIAL RECORD BOOK
- P.O.B. = POINT OF BEGINNING
- B.C.R. = BROWARD COUNTY RECORDS
- P.O.C. = POINT OF COMMENCEMENT
- ☉ = CENTERLINE
- N.V.A.L. = NON-VEHICULAR ACCESS LINE
- P.O.T. = POINT OF TERMINATION



SCALE	1" = 80'
F.B./PG.	FILE
DRAWN BY	W.D.K.
CK'D BY	A.F.F.
JOB NO.	15-115 NVAL
DATE	2/15/18
DATE	4/25/18
BY	W.D.K.
FILE	FILE

CERTIFICATION:
I, HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORM WITH THE TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 47C, F.S., AS AMENDED.

DATE: 2/15/18

PAUL E. BREWER & ASSOCIATES, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
PH: (954) 733-5210
FAX: (954) 623-9819
Surveyor License No. 3240



NOTE:
THE UNDERSIGNED, AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION CONTAINED HEREIN, INCLUDING THE ACCURACY OF THE SETBACK LINES, AGREEMENTS AND OTHER MATTERS SHOWN ON THIS INSTRUMENT. SUCH INFORMATION SHOULD BE OBTAINED AND VERIFIED BY THE PURCHASER OR OTHER INTERESTED PARTIES. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

ADD 50' N.V.A.L. OPENING RIGHT TURNS ONLY 4/25/18 W.D.K.