

STAFF REPORT  
Lanier Plat  
013-MP-12

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 January 8, 2013. The property is located on the southeast corner of Martin Luther King Boulevard and Northwest 31 Avenue, in the City of Pompano Beach. This plat was recorded on June 11, 2013 (Plat Book 180, Page 182). Currently, the plat is restricted to 10,000 square feet of commercial use on Parcel A; 10,000 square feet of commercial use on Parcel B (3,324 square feet existing and 6,676 square feet proposed); and 75,000 square feet of commercial use on Parcel C.

A companion item to amend the plat note to change the 75,000 square feet of commercial use to industrial use on Parcel C is scheduled for Board consideration on June 5, 2018.

The applicant is requesting to amend the non-vehicular access line along Northwest 31 Avenue to provide a new 50-foot opening restricted to emergency access only at the northwest corner of Parcel C.

The attached letter from the City of Pompano Beach 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](mailto: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.

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

Continued





January 26, 2018

Ms. Josie P. Sesodia, Director  
Planning and Development Management Division  
Environmental Protection and Growth Management Department  
1 North University Drive, Box 102A  
Plantation, FL 33324

RE: Plat Note Amendment for use restrictions and NVAL Change for the Lanier Plat –  
Letter of No Objection

Ms. Sesodia:

The City of Pompano Beach has no objection to amending the notation on Parcel C of the Lanier Plat, nor with the NVAL change. The change to the note is, as follows:

From:

This plat is restricted to 10,000 square feet of commercial use on Parcel A; 10,000 square feet of commercial use on Parcel B (3,324 square feet existing and 6,676 square feet proposed); and 75,000 square feet of commercial use on Parcel C. No freestanding banks or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

To:

Parcel C is restricted to 75,000 square feet of industrial/office use which permits up to 50% office use within a single tenant building or bay. No freestanding office uses or commercial uses permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is also requesting that the NVAL be changed on NW 31<sup>st</sup> Avenue to permit emergency access in accordance with the site plan. Please see enclosed legal description of the new NVAL.

The City also has no objection to these changes on the Plat.

If you have any questions, please contact Maggie Barszewski at 954-786-7921.

Regards,



Maggie Barszewski, AICP  
Planner



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

3400 West Commercial Blvd.  
Fort Lauderdale, FL 33309

MICHAEL DEW  
SECRETARY

March 23, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 23, 2019  
THIS LETTER IS NOT A PERMIT APPROVAL

Alfonso Orellana  
Keith and Associates  
301 East Atlantic  
Pompano Beach, FL 33060

Dear Alfonso Orellana:

RE: **March 23, 2018 - Pre-application Meeting for Category C Driveway, Date of Pre-Application Meeting: June 22, 2017**  
Broward County - City of Pompano Beach, Urban; SR 849; Sec. # 86130; MP: 2.500  
Access Class - 06; Posted Speed - 40 mph; SIS - Influence Area; Ref. Project:  
**Request: Driveway 1: Full access driveway on SR 849/NW 31<sup>st</sup> Avenue located approximately 880 feet south of Dr. Martin Luther King Boulevard.**  
**Driveway 2: Emergency access driveway, on SR 849/NW 31<sup>st</sup> Avenue located approximately 570 feet south of Dr. Martin Luther King Boulevard.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **Pompano Beach Business Park - 1200 N.W. 31<sup>st</sup> Avenue, Pompano Beach, Florida 33069**  
Applicant/Property Owner: **MAS Development**  
Parcel Size: **4.36 Acres** Max. Sq.ft./Proposed LU: **54,000 S.F. Business Park**

### 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.
- A right turn lane is required to serve driveway 1 and must meet FDOT design standards and include space for bicycle lane.
- Driveway 2 shall be used for emergency access only. Driveway 2 shall be stabilized with grass and gated.

#### 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](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

  
Aigim Massani, Ph.D.  
District Access Management Manager

cc: Roger Lemeux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-06-22\2. 86130 MP 2.500 SR 849\_Pompano Office Park\86130 MP 2.500 SR 849\_Pompano Office Park.docx

[www.dot.state.fl.us](http://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: April 12, 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)  
Lanier Plat (013-MP-12)

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 NW 31<sup>st</sup> Street 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 Parcel "C" of the Lanier Plat (Folio Number 484233680030) 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 NW 31<sup>st</sup> Avenue (aka Atlantic Boulevard Extension) adjacent to the plat except at the following openings:
  - a. The existing 80-foot opening, and
  - b. A 50-foot opening centered 25 feet south of the north limits of Parcel "C". This opening shall be labeled on Exhibit C: "EMERGENCY ACCESS ONLY".

## RIGHT-OF-WAY REQUIREMENTS (Secure and Construct)

6. The property owner shall provide a stabilized soil travel lane with a maximum width of 20 feet. At gate, equipped with a Knox-box shall be installed at the ultimate right-of-way line.

## SIDEWALK REQUIREMENTS (Secure and Construct)

7. Reconstruct the existing sidewalks (including curb and gutter) along NW 31<sup>st</sup> Avenue in those locations impacted by Emergency Access lane construction.

## IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

8. 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.
9. 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

10. 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.

## GENERAL REQUIREMENTS

11. 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.
12. 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.



13. 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.
14. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
15. 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 Lanier Plat  
Plat/Site Plan Number 013-MP-12 Plat Book - Page 180/182 (If recorded)  
Owner/Applicant MLEF1-2 LLC Phone 305-512-1145  
Address 19959 W. Country Club Dr #904 City Aventura State FL Zip Code 33180  
Owner's E-mail Address alan@masdevelopment.net Fax # \_\_\_\_\_  
Agent Keith & Associates Inc. Phone 954-788-3400  
Contact Person James kahn  
Address 301 E. Atlantic Blvd. City Pompano Beach State FL Zip Code 33060  
Agent's E-mail Address jkahn@keith-associates.com Fax # \_\_\_\_\_

**PROPOSED CHANGES**

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

Staff Recommendation No(s). \_\_\_\_\_

Land Development Code citation(s) \_\_\_\_\_

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

If yes, indicate name(s), department and date \_\_\_\_\_

DJ McGuire was at FDOT pre-application meeting.

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

50 feet access opening requested by City of Pompano Beach for emergency access only

**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 23<sup>rd</sup> day of March, 2018

by James Kahn ☒ He/she is personally known to me or  
☐ Has presented \_\_\_\_\_ as identification.

Signature of Notary Public [Signature]

Type or Print Name Michael Vonder Meulen



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time 8:48 a.m. Application Date 03/28/2018 Acceptance Date 03/29/2018

Comments Due 04/12/18 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,410

Report Due 04/19/18 Adjacent City none

☒ Plats ☒ Site Plans/Drawings ☒ City Letter ☒ FDOT Letter

☐ Other (Describe) \_\_\_\_\_

Title of Request Non-Vehicular access line, 50' opening, for emergency access.

Distribute to: ☒ Engineering ☒ Traffic Engineering ☒ Mass Transit

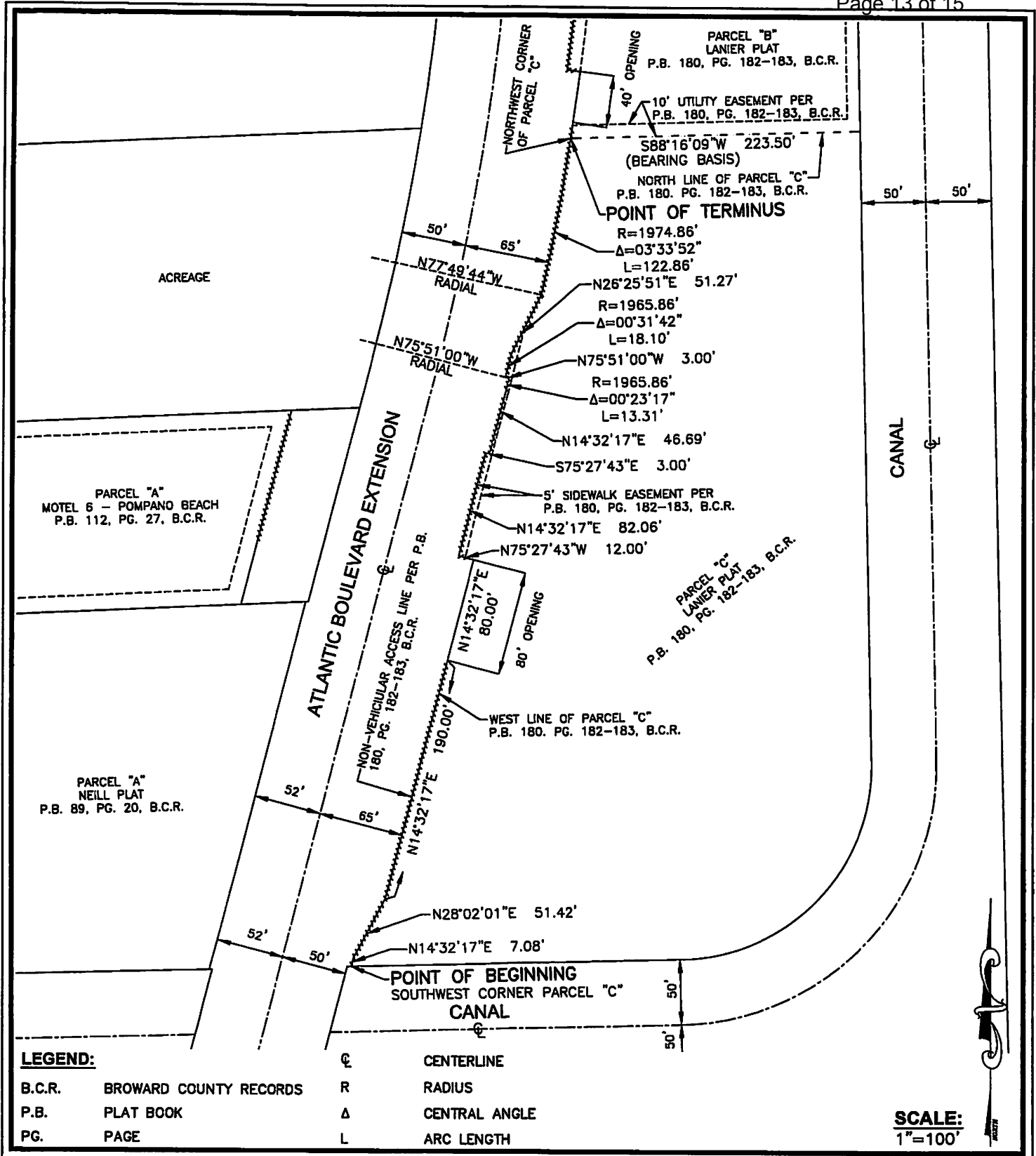
☐ Other \_\_\_\_\_ ☐ Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by [Signature]



**LOCATION MAP:**  
NOT TO SCALE

<b>SKETCH &amp; DESCRIPTION</b>  NON-VEHICULAR ACCESS LINE WEST LINE OF PARCEL "C" LANIER PLAT P.B. 180, PG. 182-183, B.C.R.  POMPANO BEACH, BROWARD COUNTY, FLORIDA	<b>KEITH ASSOCIATES INC.</b> consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860  SHEET 2 OF 2 DRAWING NO. 09873.00-SKETCH & DESCRIPTION-01.DWG	DATE 1/30/18	DATE	REVISIONS
		SCALE 1"=100		
		FIELD BK. N/A		
		DWG. BY DDB		
		CHK. BY LP		



**LEGAL DESCRIPTION:**

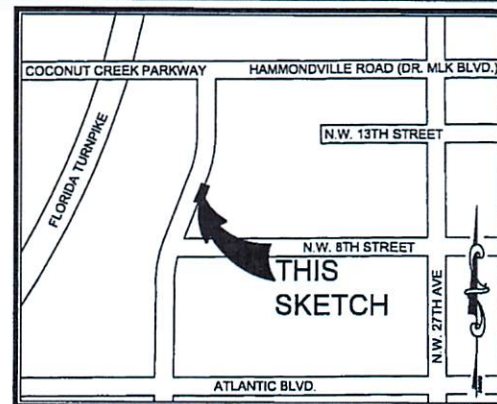
NON-VEHICULAR ACCESS LINE ALONG THE WEST LINE OF PARCEL "C" OF THE LANIER PLAT, PLAT BOOK 180, PAGE 183 AS RECORDED IN THE BROWARD COUNTY RECORDS, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "C"; THENCE ALONG SAID NON-VEHICULAR ACCESS LINE AND THE WEST LINE OF SAID PARCEL "C", THE FOLLOWING (3) THREE COURSES;

1. NORTH 14°32'17" EAST, 7.08 FEET;
2. NORTH 28°02'01" EAST, 51.42 FEET;
3. NORTH 14°32'17" EAST, 190.00 FEET TO AN 80.00 OPENING ON THE NON-VEHICULAR ACCESS LINE; THENCE NORTH 14°32'17" EAST, ALONG SAID WEST LINE AND SAID OPENING, 80.00 FEET TO A POINT ON SAID NON-VEHICULAR ACCESS LINE; THENCE ALONG SAID NON-VEHICULAR ACCESS LINE AND THE WEST LINE OF SAID PARCEL "C" THE FOLLOWING (9) NINE COURSE;

1. NORTH 75°27'43" WEST, 12.00 FEET;
2. NORTH 14°32'17" EAST, 82.06 FEET;
3. SOUTH 75°27'43" EAST, 3.00 FEET;
4. NORTH 14°32'17" EAST, 46.69 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE WEST, AND HAVING A RADIUS OF 1965.86 FEET;
5. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°23'17", AN ARC DISTANCE OF 13.31 FEET TO A POINT OF TANGENCY WITH A LINE;
6. NORTH 75°51'00" WEST, 3.00 FEET TO A NON-TANGENT CURVE CONCAVE TO THE WEST (A RADIAL BEARING FROM SAID POINT BEARS NORTH 75°51'00" WEST) AND HAVING A RADIUS OF 1965.86 FEET;
7. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 00°31'42", AN ARC DISTANCE OF 18.10 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH SAID NON-VEHICULAR ACCESS LINE;
8. NORTH 26°25'51" EAST, 51.27 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (A RADIAL BEARING FROM SAID POINT BEARS NORTH 77°49'44" WEST) AND HAVING A RADIUS OF 1974.86 FEET;
9. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 02°06'50", AN ARC DISTANCE OF 72.86 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 50.00 FEET ACCESS OPENING; THENCE CONTINUE ALONG SAID WEST LINE, OPENING, AND SAID CURVE, HAVING A RADIUS OF 1974.86 FEET, THRU A CENTRAL ANGLE OF 01°27'02", AN ARC DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "C".

LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.



**LOCATION MAP:**  
NOT TO SCALE

**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 88°16'09" WEST ALONG THE NORTH LINE OF PARCEL "C", LANIER PLAT, AS RECORDED IN PLAT BOOK 180, ON PAGES 182-183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=100' OR SMALLER.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JANUARY 30, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

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

**SKETCH & DESCRIPTION**

NON-VEHICULAR ACCESS LINE  
WEST LINE OF PARCEL "C"  
LANIER PLAT  
P.B. 180, PG. 182-183, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

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

SHEET 1 OF 2  
DRAWING NO. 09870.00-SKETCH & DESCRIPTION-02.DWG

DATE 1/30/18

SCALE 1"=100

FIELD BK. N/A

DWG. BY DDB

CHK. BY LP

DATE	REVISIONS
03/23/18	EMRGNCY ACCESS NOTE



