

STAFF REPORT
Port 95 Commerce Park
019-UP-88

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 August 14, 1989. The property is located on the east and west side of Southwest 30 Avenue, between State Road 84 and Southwest 42 Street, in the City of Hollywood. This plat was recorded on May 21, 1990 (Plat Book 144, Page 2). Currently, the plat is restricted to 660,000 square feet of office; 2,640,000 square feet of industrial; and 88,000 square feet of commercial uses on 275.1 acres.

The applicant is requesting to amend the non-vehicular access line along State Road 84 to establish an 18-foot ingress access opening for right turn in only at 47.80 feet west of the northeast corner of Parcel A.

The attached Resolution No. R-2018-106 from the City of Hollywood indicates that the proposed note amendment was approved by the City Commission on April 4, 2018.

The attached requests for comments were sent to the adjacent City of Fort Lauderdale and Dania Beach. Dania Beach has no objection to this request and Fort Lauderdale did not provide comments within the allotted time.

The attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed modifications on 2.48 acres of the site subject to the conditions and comments contained therein. The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or djemcy.Limage@dot.state.fl.us.

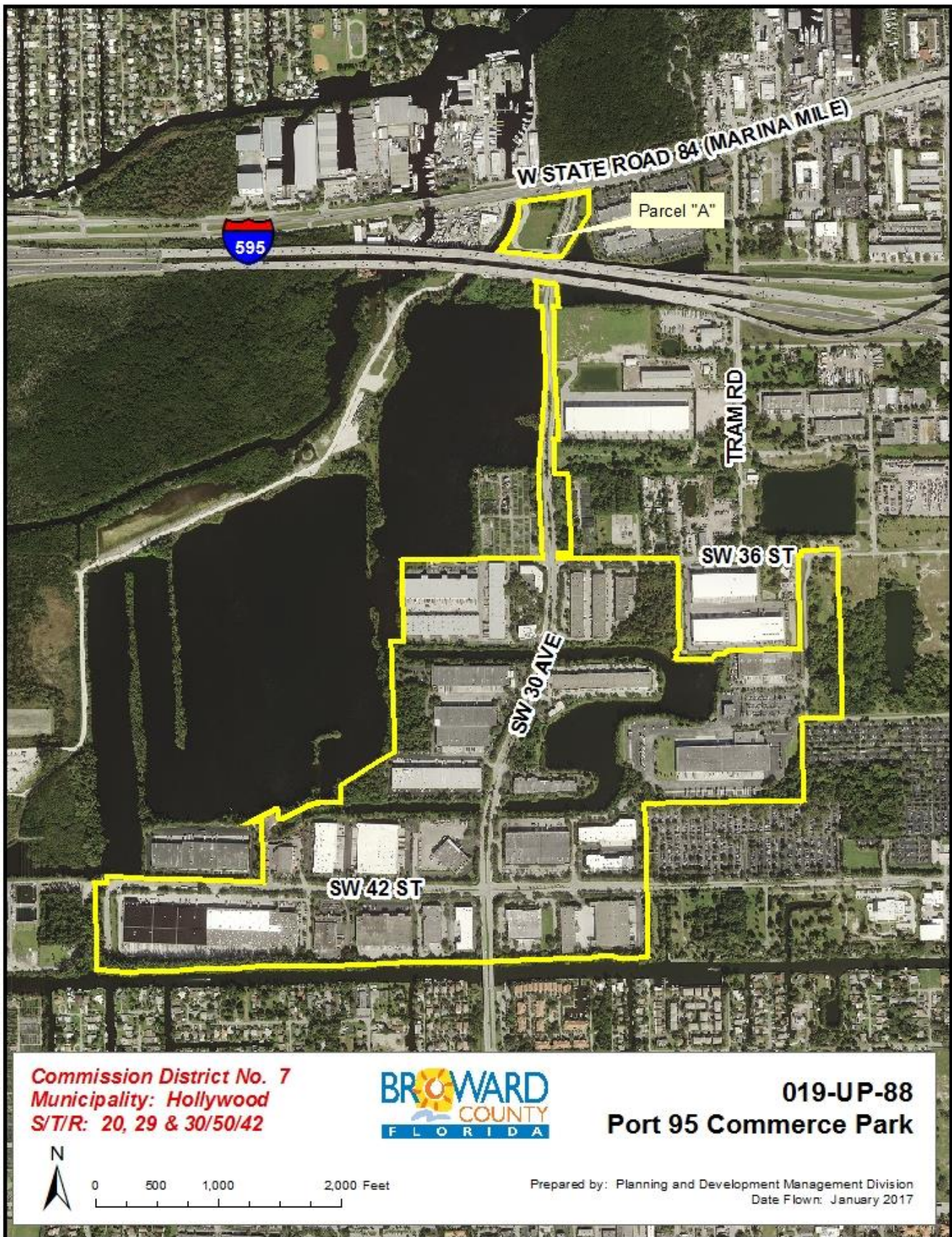
Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum and shall meet the standards of the Broward County Development Code at the time of permit.

In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

KDL

Continued





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: May 14, 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)
Port 95 Commerce Park (019-UP-88)

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 Marina Mile Boulevard (SR 84) 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 Port 95 Commercial Park Parcel A (Folio Number 504229400010) 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 Marina Mile Boulevard (SR 84) adjacent to the plat except at the following openings:
 - a. An 18-foot opening centered 57 feet west of the nearest end of the corner chord. This opening shall be labeled on Exhibit C: RIGHT TURNS IN ONLY.

ACCESS REQUIREMENTS

6. A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum entrance radii of 50 feet.
7. The minimum distance from the non-vehicular access line of Marina Mile Boulevard (SR 84), at any ingress or egress driveway, to the outer edge of

any interior service drive or parking space with direct access to such driveway shall be 100 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

8. The physical channelization of the driveway in the 18-foot opening on Marina Mile Boulevard (SR 84) as specified under the non-vehicular access line requirements.

SIDEWALK REQUIREMENTS (Secure and Construct)

9. Along Marina Mile Boulevard (SR 84) adjacent to this plat.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

10. Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on Marina Mile Boulevard (SR 84) 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)

11. 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

12. 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.

13. 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

14. 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.
15. 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

16. 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.
17. 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.
18. 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.
19. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
20. 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 Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

October 5, 2017

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – **October 5, 2018**
THIS LETTER IS NOT A PERMIT APPROVAL

Michael Troxell
Thomas Engineering Group, LLC
1000 Corporate Drive, Suite 250
Fort Lauderdale, FL 33334

Dear Michael Troxell:

RE: **October 5, 2017** - Pre-application Meeting for **Category E Driveway**, Date of Previous Pre-application Meeting: **May 12, 2016**.
Broward County - City of Hollywood, Urban; SR 84; Sec. # 86080; MP: 16.900
Access Class - 03; Posted Speed - 45 mph; SIS - N;
Request: Right-in only driveway on State Road 84, located approximately 100 feet west of SW 30th Avenue.

SITE SPECIFIC INFORMATION

Project Name & Address: **Cumberland Farms - SR 84 & SW 30th Ave**
Applicant/Property Owner: **West Pond Associates LLC, Louis Paolino D Jr**
Parcel Size: **2.48 Acres** Max. Sq.ft./Proposed LU: **16 F.P. Gas Station & 5,000 S.F. Convenience Store**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- The proposed in-only driveway shall be channelized and have a maximum width of 16 feet.

Comments:

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377 or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Dalila Fernandez, P.E.
District Traffic Access Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-10-05 & Variance\1. 86080 MP 16.900 SR 84_Cumberland Farms\86080 MP 16.900 SR 84_Cumberland Farms_Ext.docx

www.dot.state.fl.us



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 Port 95 Commerce Park
Plat/Site Plan Number 019-UP-88 Plat Book - Page 144-2 (If recorded)
Owner/Applicant West Pond Associates, LLC Phone 954-202-7000
Address 100 S. Pointe Dr, Ste TH3 City Huachuap State FL Zip Code 33139
Owner's E-mail Address mtroxell@thomaseg.com Fax # 954-202-0001
Agent Pulice Land Surveyors, Inc. Phone 954-572-1777
Contact Person Jane Storms
Address 5381 Nob Hill Rd City Sunrise State FL Zip Code 33351
Agent's E-mail Address jane@pulicelandsurveyors.com Fax # 954-572-1778

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). 1

Land Development Code citation(s) None

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):

Establish an 18 foot ingress only access opening on SR 84, a distance of 47.80 feet west of the Northeast corner of Parcel A.

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 18 day of April, 2018

by Jane Storms ☒ He/she is personally known to me or
☐ Has presented _____ as identification.

Signature of Notary Public [Signature]

Type or Print Name Lisa Stassun



LISA STASSUN
MY COMMISSION # FF 940379
EXPIRES: March 21, 2020
Bonded Thru Budget Notary Services

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 12:59 PM Application Date 04/19/2018 Acceptance Date 04/23/2018

Comments Due 05/07/2018 C.C. Mtg. Date _____ Fee \$ 2,660

Report Due 05/14/2018 Adjacent City Dania Beach, Fort Lauderdale

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

☒ Other (Describe) Resolution No. R-2018-106

Title of Request Non-vehicular Access line amendment

Distribute to: ☒ Engineering ☒ Traffic Engineering ☒ Mass Transit

☐ Other _____ ☐ Other _____

Comments _____

Received by [Signature]



PULICE LAND SURVEYORS, INC.
5381 NOB HILL RD.
SUNRISE, FL 33351
(954) 572-1777 (954) 572-1778 fax
surveys@pulicelandsurveyors.com



April 18, 2018

Ms. Thuy Turner, AICP
Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
One North University Dr., Suite 102-A
Plantation, Florida 33324

**RE: "PORT 95 COMMERCE PARK" PLAT (19-UP-88)- DELEGATION REQUEST
TO AMEND THE NON-VEHICULAR ACCESS LINE**

Dear Ms. Turner,

Enclosed please find the submittal of the Delegation Request to amend the non-vehicular access line on the "PORT 95 COMMERCE PLAT" Plat Book 144 Page 2). We are seeking an amendment to allow us to establish an 18-foot ingress only access opening on SR 84, a distance of 47.80 feet west of the northeast corner of Parcel A. This amendment to the non-vehicular access line will improve access to the site and circulation on the site.

Please review and kindly place us on the next available County Commission meeting. If you have any questions, please do not hesitate to contact us. As always, it's a pleasure to work with you.

Sincerely,
PULICE LAND SURVEYORS, INC.



Jane Storms
Director of Platting

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 THE NORTHERLY AND WESTERLY BOUNDARIES OF PARCEL A, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 84 (MARINA MILE BOULEVARD) AND THE EASTERLY RIGHT-OF-WAY LINE OF MARINA ROAD "PORT 95 COMMERCE PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL A, LYING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 84 (MARINA MILE BOULEVARD), BEING THE BEGINNING OF A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 08°38'26" WEST; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY OF PARCEL A AND SAID SOUTHERLY RIGHT-OF-WAY LINE, BEING THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5829.53 FEET, A CENTRAL ANGLE OF 01°08'24", FOR AN ARC DISTANCE OF 116.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°29'59" WEST 160.78 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A, BEING THE BEGINNING OF A CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 51°23'22" WEST; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY OF PARCEL A, AND SAID EASTERLY RIGHT-OF-WAY LINE OF MARINA ROAD AS SHOWN ON SAID PLAT, BEING THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 123.00 FEET, A CENTRAL ANGLE OF 66°16'16", FOR AN ARC DISTANCE OF 142.27 FEET TO THE POINT OF TERMINATION.

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

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A DRAWN: L.S.

ORDER NO.: 63861A

DATE: 12/21/17

EXISTING NON-VEHICULAR ACCESS LINE

HOLLYWOOD, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

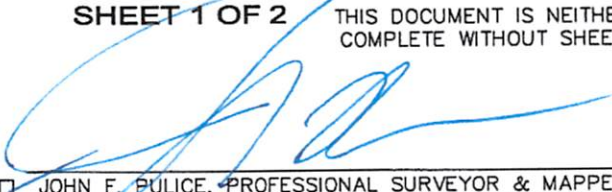

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR & MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR & MAPPER LS6136

EXHIBIT 'B'

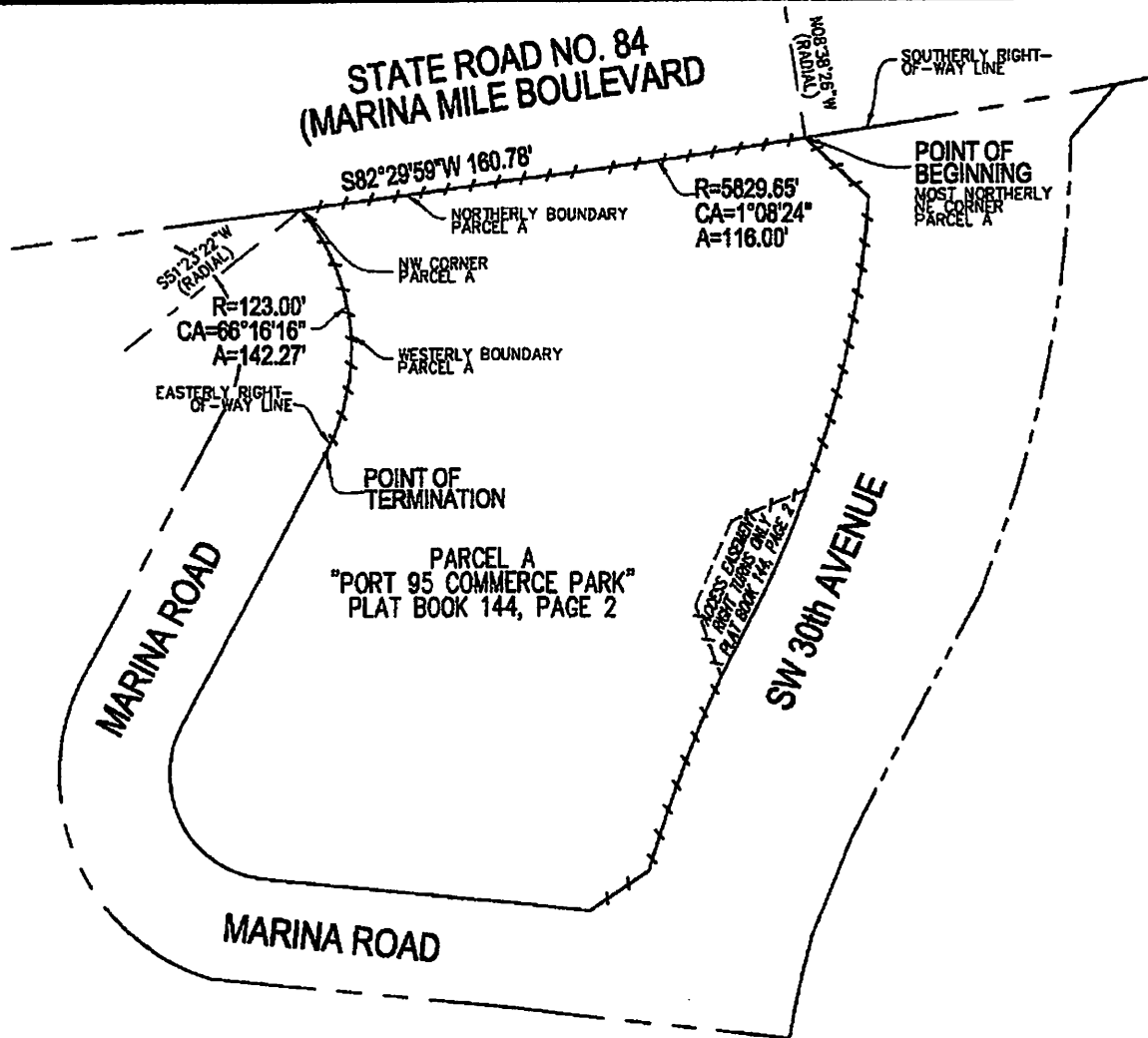


SKETCH & LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

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

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



NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL A, BEING N82°29'59"E.
- 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"=100' DRAWN: L.S.

ORDER NO.: 63861A

DATE: 12/21/17

EXISTING NON-VEHICULAR ACCESS LINE

HOLLYWOOD, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

R RADIUS
CA CENTRAL ANGLE
A ARC LENGTH

EXHIBIT 'C'



SKETCH & LEGAL DESCRIPTION
BY
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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: PROPOSED NON-VEHICULAR ACCESS LINE

A PORTION OF THE NORTHERLY AND WESTERLY BOUNDARIES OF PARCEL A, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 84 (MARINA MILE BOULEVARD) AND THE EASTERLY RIGHT-OF-WAY LINE OF MARINA ROAD "PORT 95, COMMERCE PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL A, LYING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 84 (MARINA MILE BOULEVARD), BEING THE BEGINNING OF A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 08°38'26" WEST; THENCE WESTERLY ALONG SAID NORTHERLY BOUNDARY OF PARCEL A AND SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5829.65 FEET, A CENTRAL ANGLE OF 00°28'11", FOR AN ARC DISTANCE OF 47.80 FEET TO POINT OF TERMINATION 'A'

TOGETHER WITH:

COMMENCING AT POINT OF TERMINATION 'A', THENCE CONTINUING ON THE LAST DESCRIBED CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 08°38'26" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5829.65 FEET, A CENTRAL ANGLE OF 00°10'37", FOR AN ARC DISTANCE OF 18.00 FEET TO POINT OF BEGINNING 'B'; THENCE CONTINUING ON THE LAST DESCRIBED CIRCULAR CURVE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5829.65 FEET, A CENTRAL ANGLE OF 00°29'36", FOR AN ARC DISTANCE OF 50.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°29'59" WEST 160.77 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A, BEING THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 51°23'22" WEST; THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY OF PARCEL A, AND SAID EASTERLY RIGHT-OF-WAY LINE OF MARINA ROAD AS SHOWN ON SAID PLAT, AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 123.00 FEET, A CENTRAL ANGLE OF 56°43'10", FOR AN ARC DISTANCE OF 121.76 FEET TO THE POINT OF TERMINATION.

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

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A DRAWN: L.S.

ORDER NO.: 63861B

DATE: 12/21/17; REV, 5/1/18

PROPOSED NON-VEHICULAR ACCESS LINE

HOLLYWOOD, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

Beth Burns

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

EXHIBIT 'C'

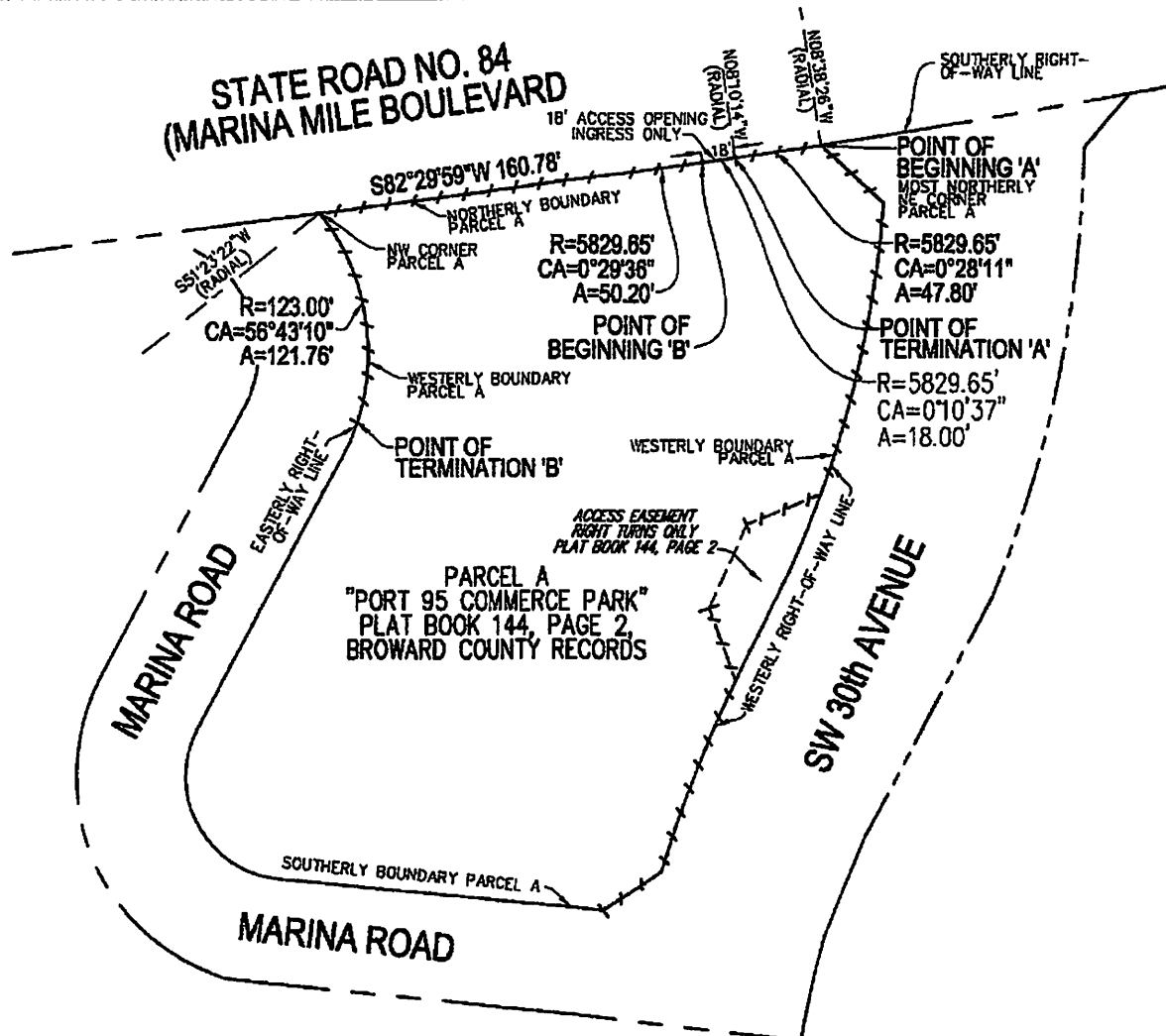


SKETCH & LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

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NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL A, BEING N82°29'59"E.
- 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"=100' | DRAWN: L.S.

ORDER NO.: 63861B

DATE: 12/21/17; REV. 5/1/18

PROPOSED NON-VEHICULAR ACCESS LINE

HOLLYWOOD, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

R RADIUS
CA CENTRAL ANGLE
A ARC LENGTH
REV. REVISED