

STAFF REPORT
Port Everglades Plat No. 11
155-MP-88

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners ("Board") on September 19, 1989. The current note approved by the County Commission on November 16, 1992 (Official Record Book 20273, Page 989) reads as follows:

This plat is restricted to a container transfer facility with 309,918 square feet of warehouse use (250,000 square feet proposed, 59,918 square feet existing).

The property is located on 179.1 acres on the east side of McIntosh Road, south of Eller Drive, in the City of Hollywood. The plat was recorded on May 24, 1990 (Plat Book 144, Page 4).

The applicant is requesting to bifurcate the plat, where Parcel A-1 is restricted to a container facility with 309,918 square feet of industrial use; and Parcel A-2 is restricted to a conservation area consistent with a conservation easement (Instrument #114574640). The proposed note language reads as follows:

This plat is restricted to a container facility with 309,918 square feet of industrial use on Parcel A-1 (see attached legal description), and conservation area on Parcel A-2. Industrial uses may have up to 30%-50% ancillary office or up to 30% ancillary commercial/office use per bay or single tenant building upon satisfaction of transportation concurrency fees.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Transportation" land use category, and the requested plat note amendment complies with the permitted uses of the effective Land Use Plan.

The attached Resolution No. R-2018-052 from the City of Hollywood indicates that the proposed note amendment was approved by the City Commission on February 21, 2018.

This application has been reviewed by Highway Construction and Engineering Division staff who has no objections to this request.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory, but is adjacent to the Port Everglades Mangrove Preserve and across the harbor from Von D. Mizell and Eula Johnson State Park, which are sites adjacent in the inventory. The Environmental Review Report coordinated by the Planning and Development Management Division is attached.

The Aviation Department has advised that this property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction on this property

or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Hollywood, Planning Director at 954-921-3471 to seek project review for compliance with the municipal historic preservation regulations. Additionally, the subject property, or portions thereof, are owned by the Florida Department of Environmental Protection. The property owner/agent is advised to contact the State Compliance and Review Section at 850-245-6425 to seek project review for compliance with State historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents no change in trips. The plat is located within the Port/Airport Transportation Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)(a) of the Broward County Land Development Code.

Road impact fees were paid and satisfied for the 309,918 square feet of industrial use; therefore, no impact fees are due.

Staff recommends **APPROVAL** of this item and the attached resolution.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.

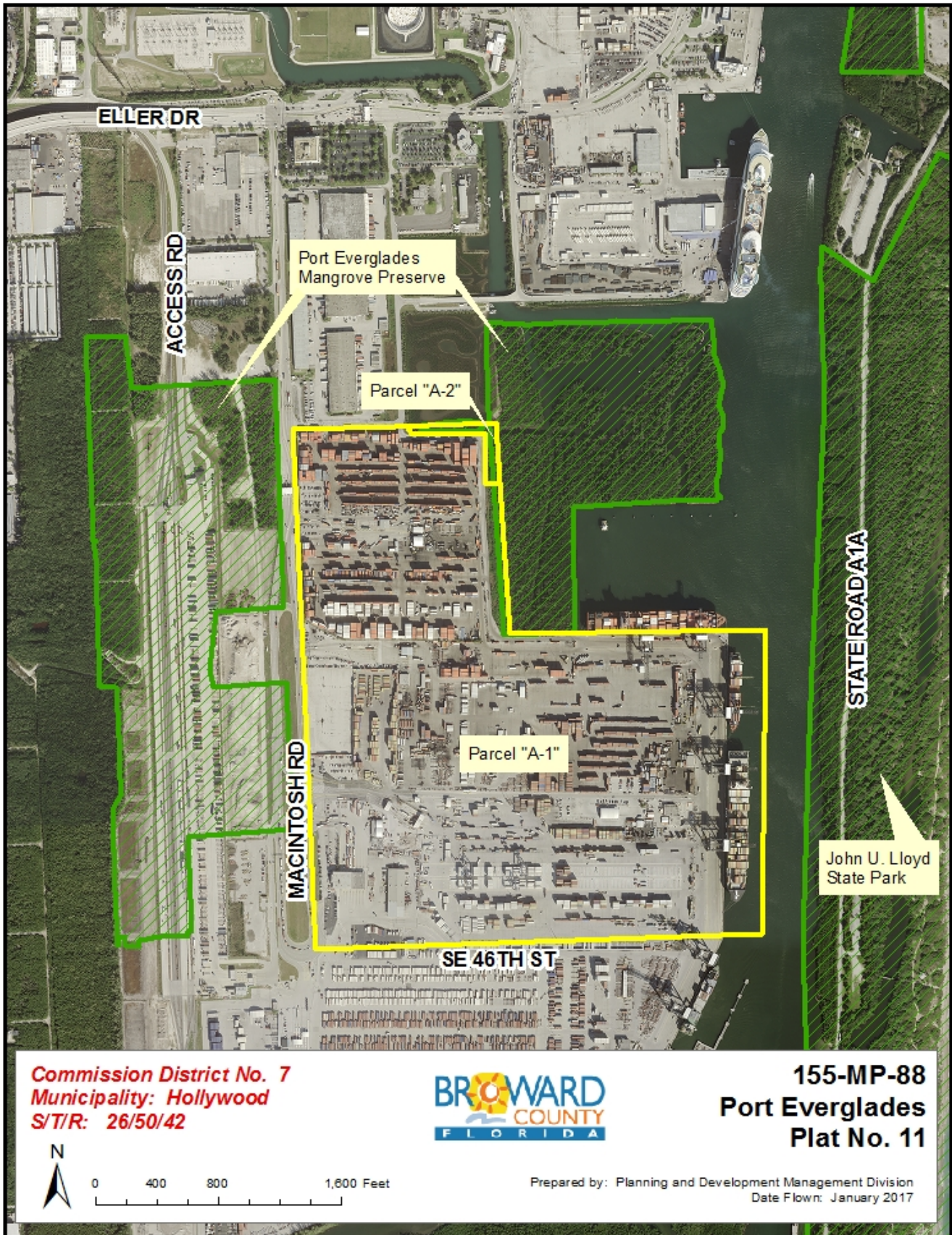
Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the

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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





TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Port Everglades Plat No. 11
(155-MP-88) City of Hollywood

DATE: April 19, 2018

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat restricted to a container transfer facility, with 309,918 square feet of warehouse use (250,000 square feet proposed and 59,918 square feet existing).

TO: Parcel A-1 is restricted to a container transfer facility, with 309,918 square feet of industrial use; and Parcel A-2 is restricted to a conservation easement. Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building.

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Transportation" land use category. This plat is generally located north of Southeast 46 Street, between MacIntosh Road and the Intracoastal Waterway.

The proposed container transfer facility and industrial uses, as well as the proposed conservation easement, are in compliance with the permitted uses of the effective land use plan.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:DBT

cc: Wazir Ishmael, City Manager
City of Hollywood

Tom Barnett, Director, Planning and Development Services
City of Hollywood

RESOLUTION NO.

R-2018-052

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AMENDMENTS TO THE PLAT NOTATIONS FOR "PORT EVERGLADES PLAT NO. 7", "PORT EVERGLADES PLAT NO. 11", AND "PORT EVERGLADES PLAT NO. 12" TO REVISE THE RESTRICTIVE NOTE ON EACH OF THE PLATS TO REFLECT THE EXISTING AND PROPOSED FUTURE USES THEREON.

WHEREAS, Broward County's Port Everglades is the owner of the parcels within "Port Everglades Plat No. 7" (Plat No. 7) and "Port Everglades Plat No. 11" (Plat No. 11), and the Florida Department of Environmental Protection ("FDEP") is the owner of the parcels within "Port Everglades Plat No. 12" (Plat No. 12); and

WHEREAS, in accordance with its Five Year Port Everglades Master Plan, Broward County Port Everglades ("Port Everglades") is undertaking the Southport Turning Notch Extension and Crane Infrastructure Improvements Project within the Southport Section of Port Everglades; and

WHEREAS, Port Everglades and FDEP are requesting amendments to the concurrency notations to reflect the existing and intended proposed future uses for the above referenced platted properties, together with the separation of the concurrency notation uses for the parcels within each of the Platted properties; and

WHEREAS, Port Everglades and FDEP, following the recommendation by the Broward County Planning and Development Management Division, desires to amend the current concurrency notations on the three Plats as follows:

As to "Port Everglades Plat No. 7":

From: "This Plat is restricted to 69,700 square feet of Industrial Use (60,000 square feet proposed and 9,700 square feet existing)."

To: "Parcel A-1 is restricted to 88,288 square feet of Cruise Terminal Use and 69,700 square feet of Industrial Use (see attached legal description for Parcel A-1 in Exhibit 'A-Plat 7')."

"Parcel A-2 is restricted to a Conservation Easement (see attached legal description for Parcel A-2 in Exhibit 'A-Plat 7')."

As to "Port Everglades Plat No.11":

From: "This Plat is restricted to Container Transfer Facilities Use only."

To: "Parcel A-1 is restricted to a Container Transfer Facilities Use with 309,918 square feet of Industrial Use (see attached legal description for Parcel A-1 in Exhibit 'A-Plat 11')."

"Parcel A-2 is restricted to a Conservation Easement (see attached legal description for Parcel A-2 in Exhibit 'A-Plat 11')."

As to "Port Everglades Plat No. 12":

From: "This Plat is restricted to Industrial Use only."

To: "Parcel A-1 is restricted to Roads (see attached legal description for Parcel A-1 in Exhibit 'A-Plat 12')."

"Parcel A-2 is restricted to a Conservation Easement (see attached legal description for Parcel A-2 in Exhibit 'A-Plat 12')."

; and

WHEREAS, Article 6 of the City's Zoning and Land Development Regulations requires that the amendments to each of the Plat Notations be submitted to the City Commission for consideration and approval; and

WHEREAS, Port Everglades and FDEP intend to file the Plat amendment applications with Broward County for each of the three plats.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated into this Resolution.

Section 2: That it approves the amendments to the Plat Notations within "Port Everglades Plat No. 7", "Port Everglades Plat No. 11", and "Port Everglades Plat No. 12" as set forth above.

"PORT EVERGLADES PLAT NO. 7", "PORT EVERGLADES PLAT NO. 11" AND
"PORT EVERGLADES PLAT NO. 12" PLAT NOTE AMENDMENTS


Section 3: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 21 day of February, 2018.



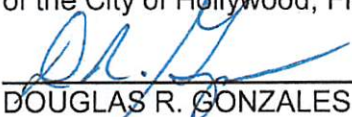
JOSH LEVY, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM & LEGAL
SUFFICIENCY for the use and reliance
of the City of Hollywood, Florida, only.



DOUGLAS R. GONZALES
CITY ATTORNEY

DR

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

Application: Delegation Request (To amend the note to bifurcate the plat into two parcels including the 309,918 square feet of industrial use on Parcel A-1 and restricting Parcel A-2 to a conservation area.)
File Number: 155-MP-88
Project Name: Port Everglades Plat No. 11
Comments Due: April 18, 2018
Development Type: Industrial (309,918 Square Feet) and Conversation Area.

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Hollywood and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division will be required prior to any construction.

Potable Water Review

This plat will be served by the City of Hollywood's Water Treatment Plant which has a capacity of 59.500 MGD, a maximum daily flow of 26.240 MGD, and the estimated project's flow is 0.030 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

Wastewater Treatment Plant:	G.T. Lohmeyer
Flow Data:	As of 03/18
EPGMD Licensed Capacity	48.0000 MGD
12 Month Average Flow:	38.8800 MGD
Existing Flow Reserved by Building Permit:	1.3700 MGD
Total Committed Flow:	40.2500 MGD
Estimated Project Flow:	0.0309 MGD

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting

Page 2
155-MP-88 PORT EVERGLADES PLAT NO. 11

Division at 954-519-1483.

Natural Resources Preservation

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

Applicant has been informed that the proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Hollywood if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory; however, it is adjacent to the Port Everglades Mangrove Preserve and across the harbor from Von D. Mizell and Eula Johnson State Park, which are sites included in the Protected Natural Lands Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website: <http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

Page 3
155-MP-88 PORT EVERGLADES PLAT NO. 11

Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
3. A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
4. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
5. A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.

Be advised that approval of a plat note amendment does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. 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 required documentation attached. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat Name Port Everglades Plat No. 11

Plat Number 155-HP-88 Plat Book - Page Book 144, Page 4 (If recorded)

Owner/Applicant Broward County Board of County Commissioners Phone 954-468-0213

Address 1850 Eller Drive City Ft. Lauderdale State FL Zip Code 33316

Owner's E-mail Address _____ Fax # _____

Agent Natacha Yacinthe Phone 954-468-0213

Contact Person Natacha Yacinthe

Address 1850 Eller Drive City Ft. Lauderdale State FL Zip Code 33316

Agent's E-mail Address NYACINTHE@BROWARD.ORG Fax # 954-523-8713

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat This plat is restricted to a container transfer facility with 309,918 square feet of warehouse use (2500,000 square feet proposed, 59,918 square feet existing).

Proposed note for entire plat Parcel A-1 is restricted to a container transfer facility with 309,918 square feet of Industrial use and Parcel A-2 is restricted to a conservation easement.

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES N/A

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) Plat Note Amendment

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side 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.

- Recorded or approved plat.
 - Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
 - Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
 - Signed and sealed sketch and legal description for any new parcel or tract created by the application.
 - A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.
- School Concurrency Submission Requirements

- RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
N/A					

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

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 Natacha J. Yacinthe

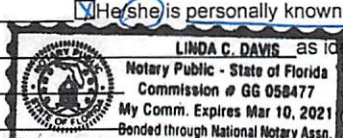
Sworn and subscribed to before me this 23 day of March, 2018

by Natacha J. Yacinthe He/she is personally known to me or

Has presented _____

Signature of Notary Public Linda C. Davis

Type or Print Name Linda C. Davis



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 03/28/2018 Acceptance Date 04/04/2018

Comments Due 04/18/2018 C.C. Mtg. Date _____ Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) Resolution No. R-2018-052, Amendment to Conservation Easement

Title of Request note amendment

Distribute to: Full Review Planning Council School Board Land Use & Permitting

Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)

Planning & Redevelopment (unincorporated area only) Other _____

Adjacent City none Received by Kauri

PORT EVERGLADES PLAT NO. 11

EXISTING PLAT NOTE

This Plat is Restricted to a Container Transfer Facility, with 309,918 Square Feet of Warehouse Use (250,000 Square Feet Proposed, 59,918 Square Feet Existing).

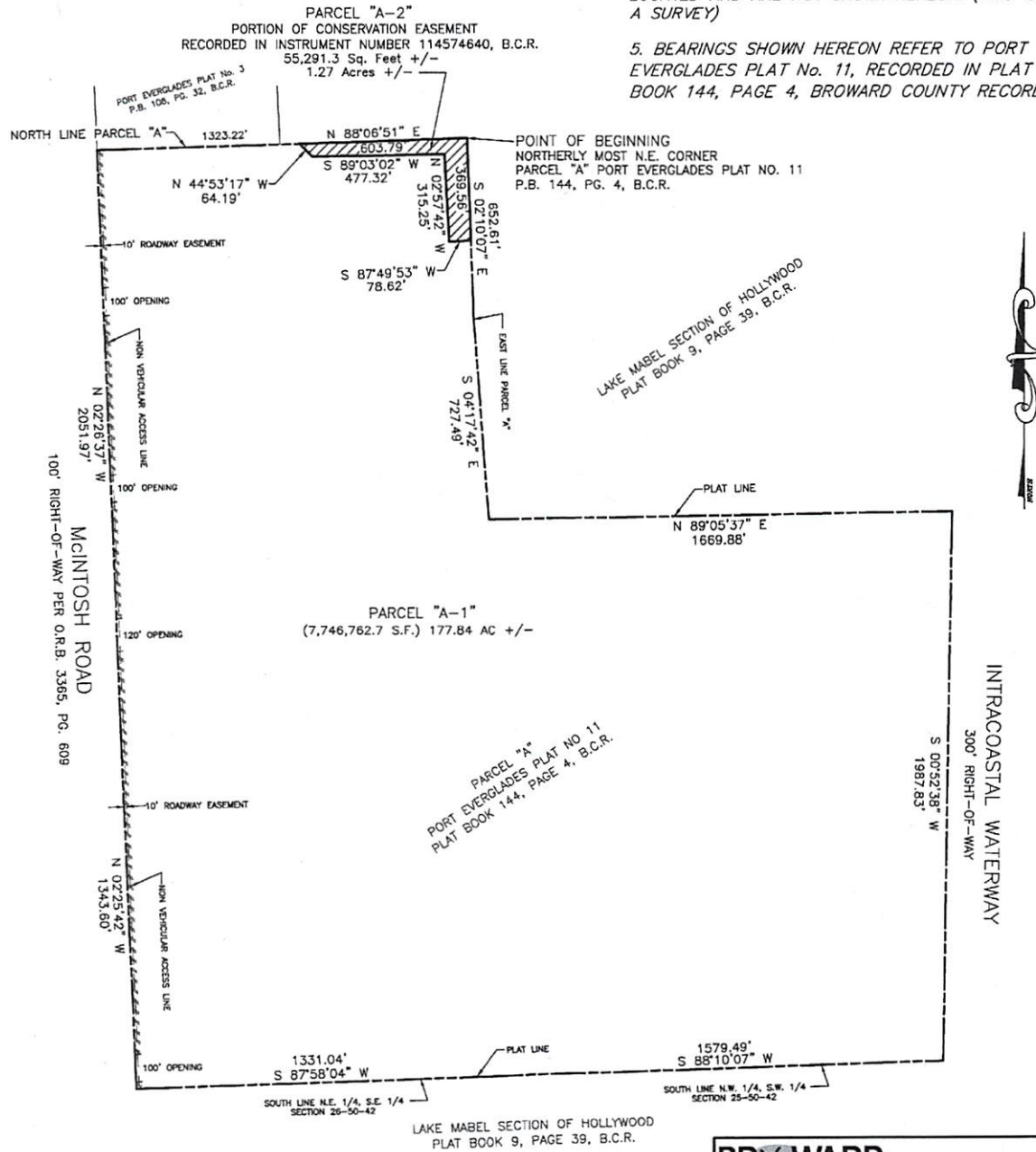
PROPOSED PLAT NOTE

Parcel A-1 (see attached legal description) is restricted to a container facility with 309,918 square feet of industrial use and Parcel A-2 (see attached legal description) is restricted to a conservation easement. Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding banks and/or with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.

LEGEND:
P.B. - PLAT BOOK
P.G. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
Sq. Feet - SQUARE FEET
+/- - MORE OR LESS
S.F. - SQUARE FEET
AC - ACRES
O.R.B. - OFFICIAL RECORDS BOOK

NOTES:

1. THIS SKETCH AND DESCRIPTION DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHT-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
4. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. (THIS IS NOT A SURVEY)
5. BEARINGS SHOWN HEREON REFER TO PORT EVERGLADES PLAT No. 11, RECORDED IN PLAT BOOK 144, PAGE 4, BROWARD COUNTY RECORDS.



CERTIFICATE:
THIS IS TO CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Matthew T. Bransfield
MATTHEW T. BRANSFIELD
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. 5581 STATE OF FLORIDA
ADDRESS: 1850 ELLER DRIVE, FORT LAUDERDALE, FLORIDA 33316
DATE: 3-20-18

BROWARD COUNTY		PORT EVERGLADES DEPARTMENT Hollywood/Ft. Lauderdale/Dania	
PROJECT: SKETCH AND DESCRIPTION PARCELS "A-1" AND "A-2" WITHIN PORT EVERGLADES PLAT NO 11 PLAT BOOK 144, PAGE 4, BROWARD COUNTY, FLORIDA			
DESIGNED:	DRAWN:	CHECKED:	DRAWING No.:
DATE: 10/03/17	SCALE: 1"=500'	CADD FILE: PLAT 11 AREA SKETCH.dwg	SHEET: 1 OF 2

CONVEYANCE PROJECTS TO PARTICIPATE IN CONSERVATION EASEMENT DEVELOPMENT AT FORT LAUDERDALE

LEGAL DESCRIPTION PARCELS "A-1 AND "A-2":

PARCEL "A-1"

ALL OF PARCEL "A" PORT EVERGLADES PLAT NO 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHERLY MOST NORTHEAST CORNER OF SAID PARCEL "A"; PORT EVERGLADES PLAT NO 11; THENCE SOUTH 02°10'07"EAST, ALONG THE EAST LINE OF SAID PARCEL "A"; A DISTANCE OF 369.56 FEET; THE FOLLOWING FOUR COURSES AND DISTANCES ARE ALONG THE SOUTHERLY BOUNDARY LINE OF AMENDMENT TO CONSERVATION EASEMENT, PARCEL 2, EXHIBIT "B", RECORDED IN INSTRUMENT NUMBER 114574640, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

1. THENCE SOUTH 87°49'53" WEST, A DISTANCE OF 78.62 FEET;
2. THENCE NORTH 02°57'42" WEST, A DISTANCE OF 315.25 FEET;
3. THENCE SOUTH 89°03'02" WEST, A DISTANCE OF 477.32 FEET;
4. THENCE NORTH 44°53'17" WEST, A DISTANCE OF 64.19 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A";

THENCE NORTH 88°06'51" EAST ALONG SAID NORTH LINE OF PARCEL "A"; A DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL "A-1" SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 177.84 ACRES (7,746,762.7 SQUARE FEET) MORE OR LESS.

PARCEL "A-2"

A PORTION OF PARCEL "A"; PORT EVERGLADES PLAT NO 11, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WITHIN A PORTION OF SECTIONS 25 AND 26, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST NORTHEAST CORNER OF SAID PARCEL "A"; PORT EVERGLADES PLAT NO 11; THENCE SOUTH 02°10'07"EAST, ALONG THE EAST LINE OF SAID PARCEL "A"; A DISTANCE OF 369.56 FEET; THE FOLLOWING FOUR COURSES AND DISTANCES ARE ALONG THE SOUTHERLY BOUNDARY LINE OF AMENDMENT TO CONSERVATION EASEMENT, PARCEL 2, EXHIBIT "B", RECORDED IN INSTRUMENT NUMBER 114574640, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

1. THENCE SOUTH 87°49'53" WEST, A DISTANCE OF 78.62 FEET;
2. THENCE NORTH 02°57'42" WEST, A DISTANCE OF 315.25 FEET;
3. THENCE SOUTH 89°03'02" WEST, A DISTANCE OF 477.32 FEET;
4. THENCE NORTH 44°53'17" WEST, A DISTANCE OF 64.19 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A";


THENCE NORTH 88°06'51" EAST ALONG SAID NORTH LINE OF PARCEL "A"; A DISTANCE OF 603.79 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN BROWARD COUNTY, FLORIDA, CONTAINING 1.27 ACRES (55,291.3 SQUARE FEET) MORE OR LESS.

NOTES:

1. THIS SKETCH AND DESCRIPTION DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER".
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHT-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
4. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. (THIS IS NOT A SURVEY)
5. BEARINGS SHOWN HEREON REFER TO PORT EVERGLADES PLAT No. 11, RECORDED IN PLAT BOOK 144, PAGE 4, BROWARD COUNTY RECORDS.

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		PORT EVERGLADES DEPARTMENT Hollywood/Ft. Lauderdale/Dania	
SKETCH AND DESCRIPTION PARCELS "A-1" AND "A-2" WITHIN PORT EVERGLADES PLAT NO 11 PLAT BOOK 144, PAGE 4, BROWARD COUNTY, FLORIDA			
DESIGNED	DRAWN	CHECKED	DRAWING NO.
DATE	SCALE	DWG. FILED	SHEET OF
10/03/17	N/A	PLAT 11 AREA SKETCH.dwg	2 OF 2