

STAFF REPORT  
Park of Commerce  
073-UP-80

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 November 4, 1980. The property is located north of Southwest 36 Street between Weston Road and Interstate 75, in the City of Weston. This plat was recorded on June 23, 1981 (Plat Book 110, Page 15). The property is part of the Equitable Increment II Development of Reginal Impact (DRI).

The applicant is requesting to amend the non-vehicular access line to relocate the 50-foot access opening along Weston Road, approximately 214 feet north of the southernmost point of the plat. The existing access opening is temporary and relocation is necessary due to site constraints.

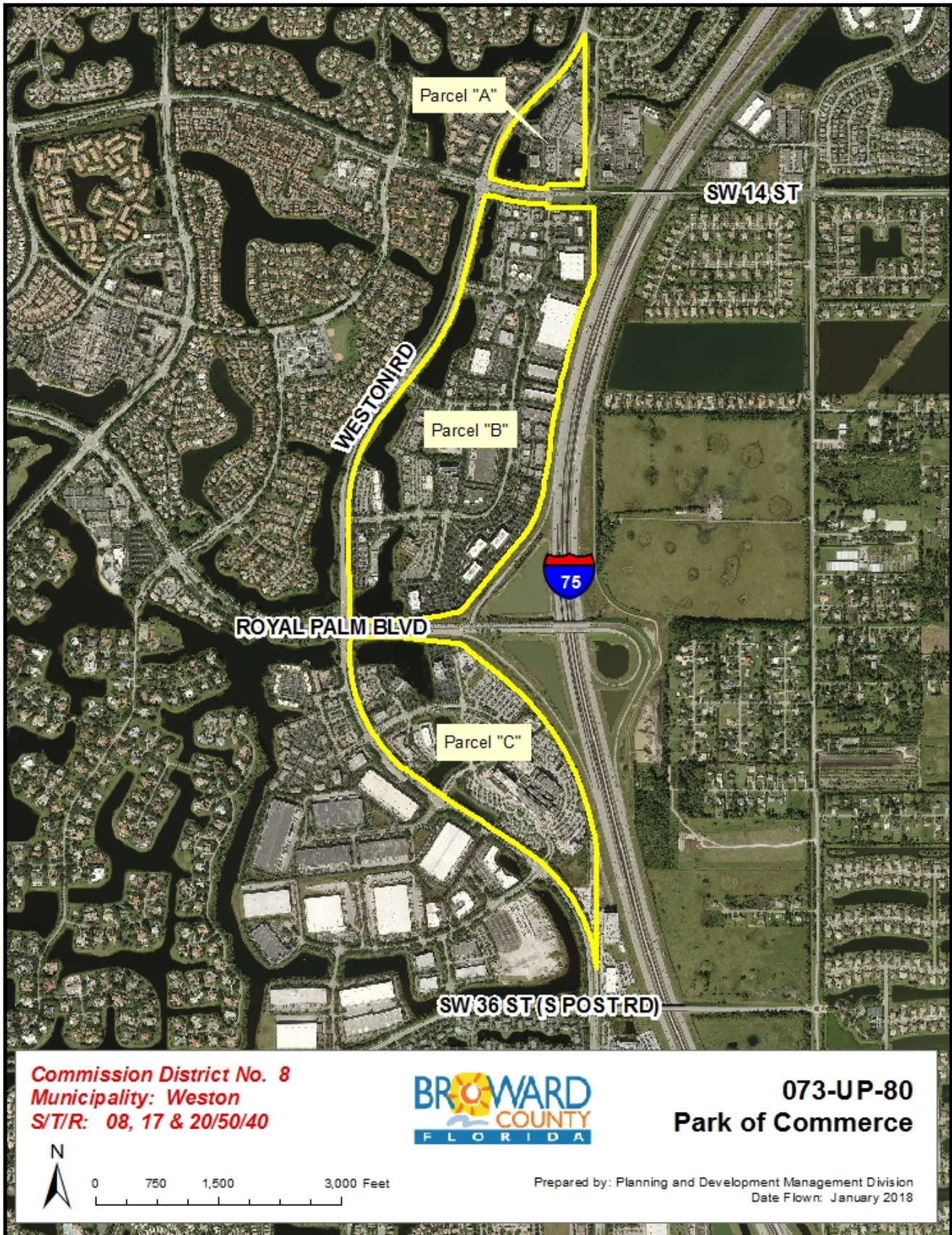
The attached letter from the City of Weston indicates no objection to this request.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject 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, requested waivers for right turn lane requirements (construction and right-of-way) pursuant to Section 5-182(c)(10) are detailed in the attached report.

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*





April 23, 2018

Daniel J. Stermer  
Mayor

Toby Feuer  
Commissioner

Thomas M. Kallman  
Commissioner

Margaret Brown  
Commissioner

Byron L. Jaffe  
Commissioner

John R. Flint  
City Manager/CEO

*Planning & Redevelopment Division  
Development Management & Environmental Review Section  
1 N University Drive Suite A-102  
Plantation, FL 33324*

**RE: Park of Commerce Plat NVAL Amendment**

*To Whom It May Concern:*

*The above referenced application received City of Weston approval to amend the Non-Vehicular Access line on the recorded Park of Commerce plat in order to convert the temporary driveway to a permanent driveway. The City of Weston has no objection with this request. Please contact me with any questions.*

*Sincerely,*

**CITY OF WESTON**

*c/o*

*Calvin, Giordano & Associates, Inc.  
1800 Eller Drive, Suite 600  
Ft. Lauderdale, FL 33316  
(954) 921-7781  
email: [ssinatra@cgasolutions.com](mailto:ssinatra@cgasolutions.com)*

*Sarah Sinatra Gould, AICP  
Development Services Director*



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**  
**REVISED**

**DATE:** July 30, 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)  
Park of Commerce (073-UP-80)

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 Weston Road adjacent to the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

The applicant has submitted a traffic study for the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the absence of a right turn lane on Weston Road at the 50-foot opening will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive the right turn lane right-of-way and construction requirements pursuant to Section 5-182(c)(10) of the Broward County Land Development Code.

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:

#### RATIONAL NEXUS REVIEW

1. This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

#### NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

2. The property owners of Cleveland Clinic Florida (Folio Number 504017020720) shall 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.
3. The applicant shall prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
4. 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.
5. 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

6. Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non vehicular access line along Weston Road adjacent to the plat except at the following openings:
  - a. A 50-foot opening centered approximately 240 feet north of the southernmost point of the plat. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

#### ACCESS REQUIREMENTS

7. The minimum distance from the non-vehicular access line of Weston Road, 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 50 feet.
8. For the two-way driveway that will be centered in a 50 foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

#### RIGHT-OF-WAY REQUIREMENTS (Dedicate by Separate Instrument)

9. Right-of-way for a northbound right turn lane on Weston Road at the proposed 50-foot opening with 150 feet of storage and 50 feet of transition.

**Note: Recommended for waiver by the County Commission.**

10. Weston Road in this location is functionally classified as a Broward County jurisdiction roadway. Standard forms to dedicate rights-of-way and easements by separate instrument are available from the Highway Construction & Engineering Division, Right-of-Way Section. The applicant should contact Frank Guiliano at (954) 577-4652 (fguiliano@broward.org) for copies of standard conveyance documents and instructions for processing. County Attorney approval of the conveyance documents is required prior to recordation of the NVAL Amendment Agreement. The applicant must provide adequate time for the review and approval process. Submittal of draft copies of legal descriptions & sketches is recommended before execution of conveyance documents.

**Note: Recommended for waiver by the County Commission.**

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

11. The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the

construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

12. For the two-way driveway that will be centered in a 50 foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

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

13. A northbound right turn lane on Weston road at the 50-foot opening with 150 feet of storage and 100 feet of transition.

**Note: Recommended for waiver by the County Commission.**

#### SIDEWALK REQUIREMENTS (Secure and Construct)

14. Reconstruct the existing sidewalks (including curb and gutter) along Weston Road in those locations impacted by right turn lane construction or driveway removal.

#### COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

15. Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on Weston Road 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)

16. 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

17. 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.

18. 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

19. 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.

20. 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

21. 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.
22. 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.
23. 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.
24. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
25. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this

process within the 18 month time frame shall render the approval of this Delegation Request null and void.

dgm



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 Park of Commerce Plat  
 Plat/Site Plan Number 073-UP-80 Plat Book - Page 110/15 (If recorded)  
 Owner/Applicant R&R Davie, LLC Phone 954-377-7400  
 Address 14500 W. Sunrise Blvd. City Sunrise State FL Zip Code 33323  
 Owner's E-mail Address rjc@rickcase.com Fax # \_\_\_\_\_  
 Agent Doumar Allsworth Phone 954-762-3400  
 Contact Person Bill Laystrom  
 Address 1177 SE 3rd Avenue City Ft Lauderdale State FL Zip Code 33316  
 Agent's E-mail Address blaystrom@aol.com Fax # 954-468-1469

**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 \_\_\_\_\_

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

See attached Justification Statement

**Please see the reverse side of this form for Required Documentation  
and Owner/Agent Certification**

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

**OWNER/AGENT CERTIFICATION**

State of Florida  
County of 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 C. William Gibson

Sworn and subscribed to before me this 24<sup>th</sup> day of April, 2017.

by C. William Gibson  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.

Signature of Notary Public Lorna J. Verne

Type or Print Name Lorna J. Verne



LORNA J. VERNE  
MY COMMISSION # FF 108456  
EXPIRES: May 10, 2018  
Bonded Thru Budget Notary Services

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

Time 10:07 AM Application Date 04/25/2018 Acceptance Date \_\_\_\_\_

Comments Due 05/10/2018 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,410

Report Due 05/17/2018 Adjacent City Davie

Plats  Site Plans/Drawings  City Letter  FDOT Letter

Other (Describe) owner's authorization

Title of Request NVAL amendment

Distribute to:  Engineering  Traffic Engineering  Mass Transit

Other \_\_\_\_\_  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by [Signature]

LAW OFFICES  
**DOUMAR, ALLSWORTH, LAYSTROM, VOIGT,  
ADAIR & DISHOWITZ, LLP**

JOHN H. ADAIR, III, P.A.  
EMERSON ALLSWORTH, P.A.  
E. SCOTT ALLSWORTH, P.A.  
MARK E. ALLSWORTH, P.A.

1177 SOUTHEAST THIRD AVENUE  
FORT LAUDERDALE, FLORIDA 33316-1109  
BROWARD (954) 762-3400  
TOLL FREE (866) 242-9488  
TELEFAX (954) 525-3423  
WEBSITE: SFLALAW.COM

BENJAMIN R. DISHOWITZ, P.A.  
RAYMOND A. DOUMAR, P.A.\*  
C. WILLIAM LAYSTROM, JR., P.A.  
JOHN D. VOIGT, P.A.  
JEFFREY S. WACHS, P.A.+ <

+ALSO ADMITTED IN PENNSYLVANIA  
\*FORMERLY ADMITTED IN MICHIGAN

OF COUNSEL  
JOHN W. PERLOFF, P.A.  
JODIE SIEGEL, P.A.

Applicant: R&R Davie, LLC  
Park of Commerce Plat

Date: April 17, 2018

JUSTIFICATION STATEMENT FOR AMENDMENT TO  
NONVEHICULAR ACCESS LINE

The applicant, Cleveland Clinic Florida Health System Nonprofit Corporation ("Cleveland Clinic"), is the owner of certain property located on the Park of Commerce Plat. A small portion of this property at the southernmost point on the Park of Commerce Plat is leased to R&R Davie, LLC, which is the owner and operator of Rick Case Automotive. The leased portion is found within the highlighted section on the attached excerpt from the Park of Commerce Plat labeled Exhibit "A".

Rick Case Automotive utilizes this property for delivery of vehicles to the dealerships by way of car carriers which enter through an access point on Weston Road. The platted access opening is depicted on attached Exhibit "B". This 50' access opening, however, has never been built and cannot be utilized by Rick Case Automotive for the delivery of vehicles due to multiple site constraints, which were verified by the City of Weston during field reviews with the applicant.

The applicant is proposing a new 50' access opening depicted on attached Exhibit "C". The applicant is seeking to relocate the platted opening only approximately 81.03' south to where Exhibit "C" is shown. No other changes to the non-vehicular access line are proposed.

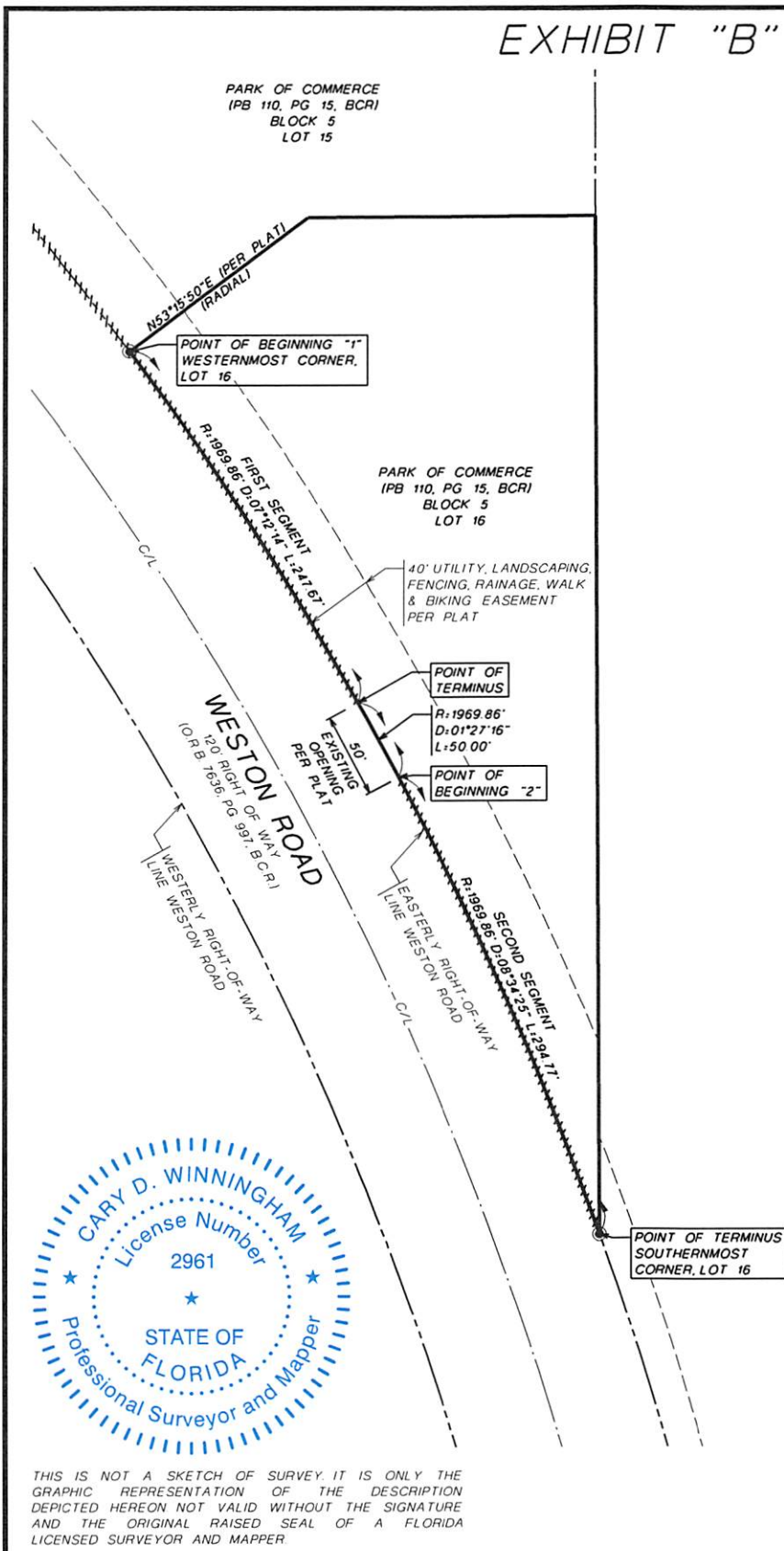
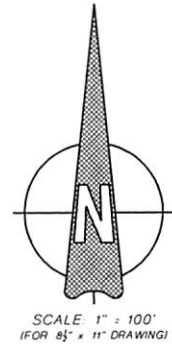
The City of Weston granted the applicant's request to issue a no objection letter to Broward County with regard to this change at the City of Weston City Commission meeting of April 16, 2018. A copy of this letter of no objection is attached as Exhibit "D".

Also attached is a complete copy of the Park of Commerce Plat, which is labeled Exhibit "E". Also attached are two full sets of the signed and sealed site plan showing the traffic circulation pattern including all the requirements of the application. Finally, it has been determined from the Florida Department of Transportation that the subject roadway is not classified as a state road, so no Pre-Application Approval Letter is required.

Respectfully submitted,

  
\_\_\_\_\_  
C. WILLIAM LAYSTROM, JR.

EXHIBIT "B"



**DESCRIPTION**

TWO NON-VEHICULAR ACCESS LINE SEGMENTS ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WESTON ROAD IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 40 EAST LOCATED ALONG THE WEST LINE OF LOT 16 OF BLOCK 5 OF THE "PARK OF COMMERCE" PLAT AS RECORDED IN PLAT BOOK 110, AT PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERNMOST CORNER OF SAID LOT 16, ALSO BEING THE POINT OF BEGINNING "1" OF THE FIRST LINE SEGMENT, SAID POINT OF BEGINNING BEARS N53°15'50"E FROM THE CENTER OF A CURVE CONCAVE SOUTHWESTERLY, RUN SOUTHEASTERLY UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1969.86 FEET AND A CENTRAL ANGLE OF 07°12'14", FOR AN ARC DISTANCE OF 247.67 FEET TO THE POINT OF TERMINUS OF THE FIRST LINE SEGMENT, THENCE CONTINUE SOUTHEASTERLY UPON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1969.86 FEET AND A CENTRAL ANGLE OF 01°27'16", FOR AN ARC DISTANCE OF 50.00 FEET TO POINT OF BEGINNING "2" OF THE SECOND LINE SEGMENT, THENCE CONTINUE SOUTHEASTERLY UPON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1969.86 FEET AND A CENTRAL ANGLE OF 08°34'25", FOR AN ARC DISTANCE OF 294.77 FEET TO THE POINT OF TERMINUS OF THE SECOND SEGMENT, ALSO BEING THE SOUTHERNMOST CORNER OF SAID LOT 16.

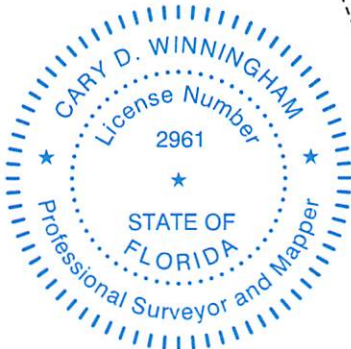
SAID LINES SITUATE IN THE CITY OF WESTON, BROWARD COUNTY FLORIDA.

**LEGEND**

- OR B OFFICIAL RECORD BOOK
- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- P.G. PAGE
- NON-VEHICULAR ACCESS LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE

BY: CARY D WINNINGHAM  
LICENSED SURVEYOR AND MAPPER NO. LS2961  
STATE OF FLORIDA

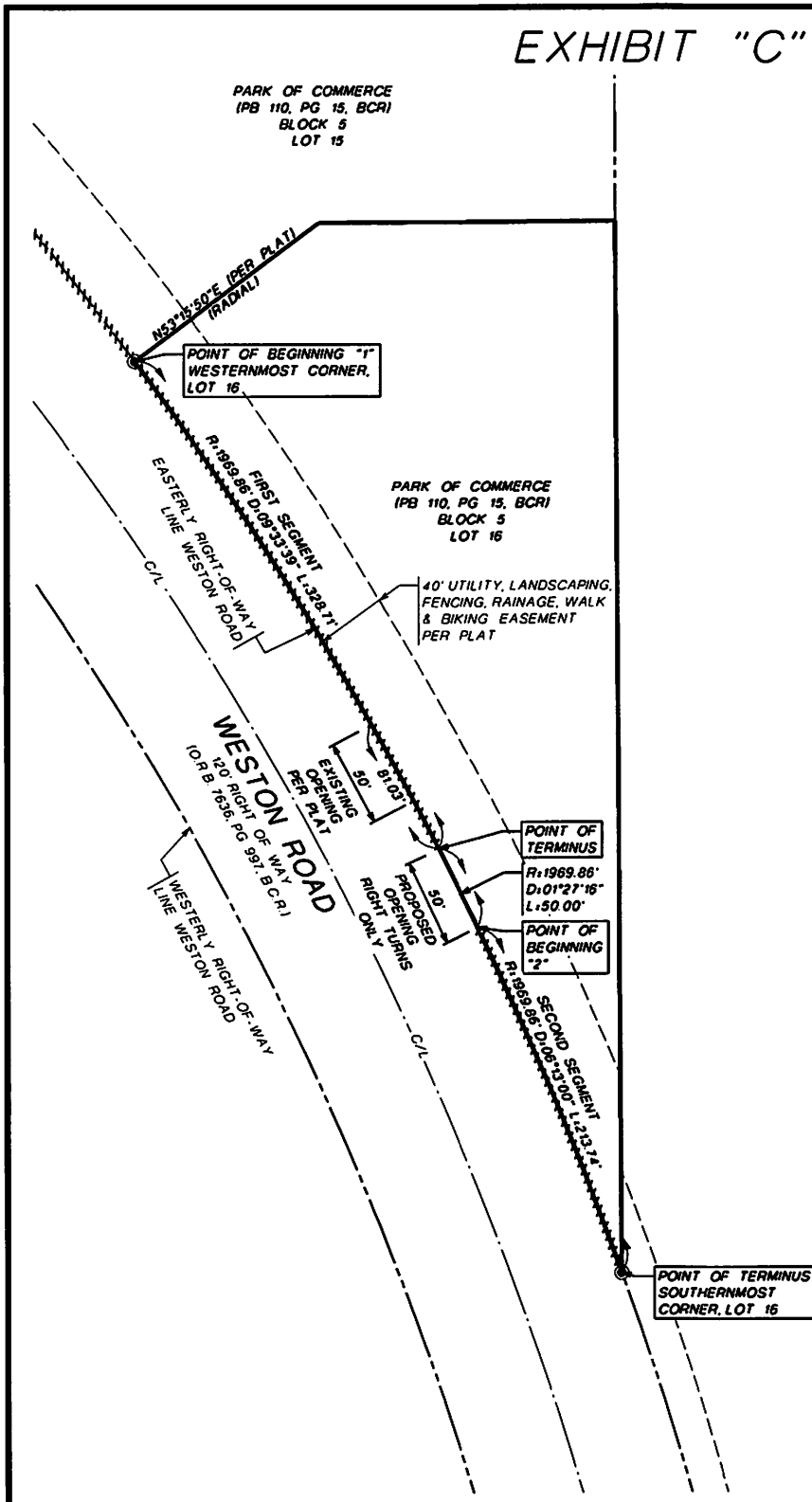
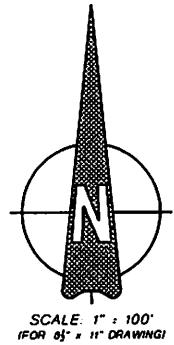
NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THIS IS NOT A SKETCH OF SURVEY. IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

<b>RICK CASE WESTON ROAD ACCESS</b> R & R DAVIE, LLC		<b>EXISTING NON-VEHICULAR ACCESS LINE</b> <b>SKETCH &amp; DESCRIPTION</b>	
WINNINGHAM & FRADLEY, INC. ENGINEERS - PLANNERS - SURVEYORS 111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0298 www.winfrad.com	EB-0002995 LB-0002995	DRAWN: AMF DATE: 12/2017 CHECKED: CDW DATE: 12/2017	PROJECT NUMBER 15017 SHEET 1 OF 2

# EXHIBIT "C"



## DESCRIPTION

TWO NON-VEHICULAR ACCESS LINE SEGMENTS ALONG THE EASTERLY RIGHT-OF-WAY LINE OF WESTON ROAD IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 40 EAST LOCATED ALONG THE WEST LINE OF LOT 16 OF BLOCK 5 OF THE "PARK OF COMMERCE" PLAT AS RECORDED IN PLAT BOOK 110, AT PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA DESCRIBED AS FOLLOWS

COMMENCE AT THE WESTERNMOST CORNER OF SAID LOT 16, ALSO BEING THE POINT OF BEGINNING "1" OF THE FIRST LINE SEGMENT, SAID POINT OF BEGINNING BEARS N53°15'50"E FROM THE CENTER OF A CURVE CONCAVE SOUTHWESTERLY, RUN SOUTHEASTERLY UPON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1969.86 FEET AND A CENTRAL ANGLE OF 09°33'39", FOR AN ARC DISTANCE OF 328.71 FEET TO THE POINT OF TERMINUS OF THE FIRST LINE SEGMENT; THENCE CONTINUE SOUTHEASTERLY UPON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1969.86 FEET AND A CENTRAL ANGLE OF 01°27'16", FOR AN ARC DISTANCE OF 50.00 FEET TO POINT OF BEGINNING "2" OF THE SECOND LINE SEGMENT; THENCE CONTINUE SOUTHEASTERLY UPON SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1969.86 FEET AND A CENTRAL ANGLE OF 06°13'00", FOR AN ARC DISTANCE OF 213.74 FEET TO THE POINT OF TERMINUS OF THE SECOND SEGMENT, ALSO BEING THE SOUTHERNMOST CORNER OF SAID LOT 16.

SAID LINES SITUATE IN THE CITY OF WESTON, BROWARD COUNTY FLORIDA

## LEGEND

- OR.B OFFICIAL RECORD BOOK
- B.C.R. BROWARD COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- NON-VEHICULAR ACCESS LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE

BY: \_\_\_\_\_  
CARY D WINNINGHAM  
LICENSED SURVEYOR AND MAPPER NO. LS2961  
STATE OF FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SKETCH OF SURVEY IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**RICK CASE WESTON ROAD ACCESS**

R & R DAVIE, LLC

**PROPOSED NON-VEHICULAR ACCESS LINE**

**SKETCH & DESCRIPTION**

**WINNINGHAM & FRADLEY, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
111 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7440 FAX: 954-771-0299 www.wfrifad.com

EB-0002995	DRAWN: AMF DATE: 12/2017	PROJECT NUMBER	SHEET
LB-0002995	CHECKED: CDW DATE: 12/2017	15017	2 OF 2



PLAT BOOK 110 PAGE 15

# PARK OF COMMERCE

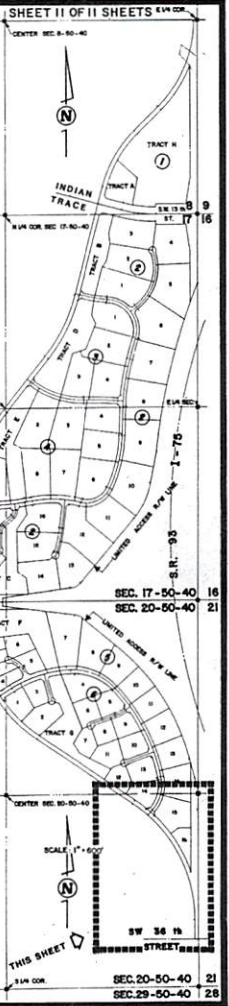
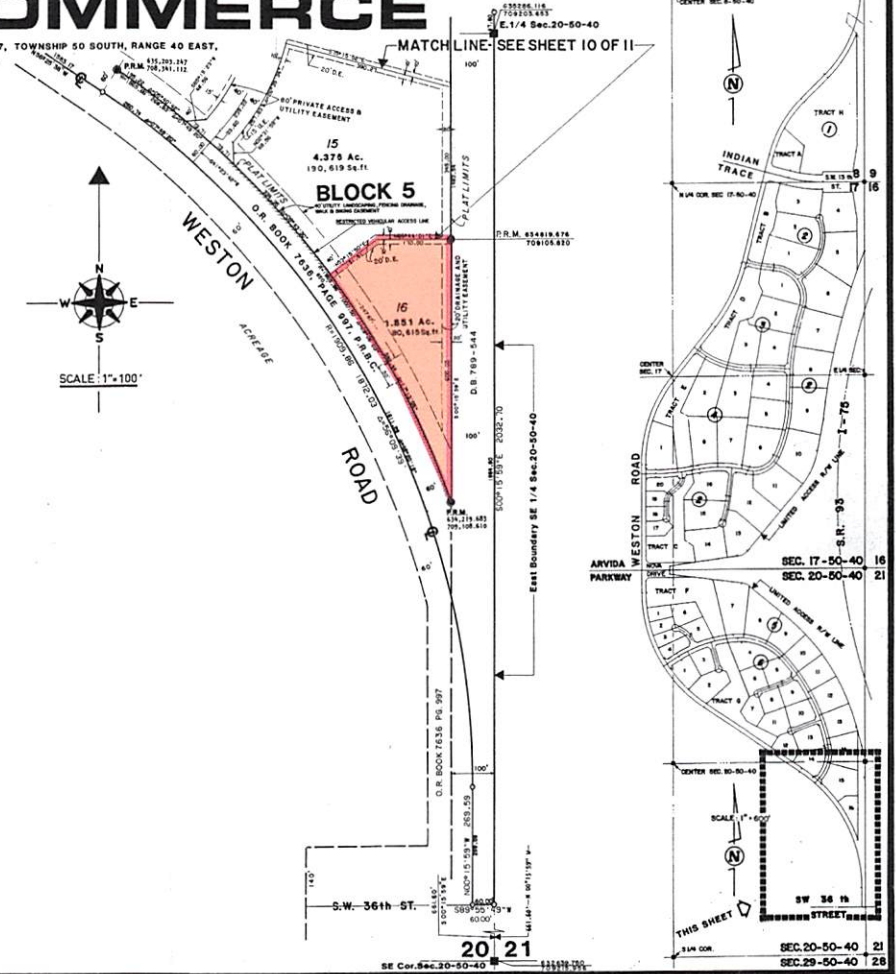
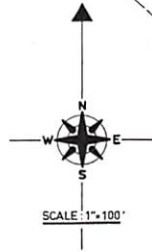
A SUBDIVISION OF PORTIONS OF SECTIONS 8 AND 20, AND A REPLAT OF A PART OF SECTION 17, TOWNSHIP 50 SOUTH, RANGE 40 EAST,  
"FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No 1" (2-17 DADE), BROWARD COUNTY, FLORIDA.

**BISCAYNE ENGINEERING COMPANY, INC.**  
Consulting Engineers - Planners - Surveyors  
1000 N. W. 10th Street, Fort Lauderdale, Florida 33304



**LEGEND**

1. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM AND ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSCORDE RESEARCH COORDINATE, FLORIDA EAST ZONE.
2. REFERENCE WAS MADE TO "TOWNSHIP 50 SOUTH, RANGE 40 EAST" AS RECORDED IN MISCELLANEOUS PLAT BOOK 4 AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (COORDINATES AT SECTION CORNERS AND QUARTER SECTION CORNERS WERE OBTAINED FROM SAID DOCUMENT).
3. 153 210 300 (BLOCK 17) COORDINATES INDICATED 100 000 000 (PAGE 15) SHEET 17.
4. P.M. BEARINGS PERMANENT REFERENCE MONUMENT.
5. C.P. I.P. BEARINGS PERMANENT CONTROL POINT.
6. ELEVATIONS SHOWN REFER TO NATIONAL OCEAN SURVEY (MEAN SEA LEVEL) DATUM.
7. R.R. BEARINGS PERMANENT REFERENCE MONUMENT.
8. R.R. BEARINGS PERMANENT REFERENCE MONUMENT.



SE Cor. Sec. 20-50-40