

STAFF REPORT  
BW Cypress & Powerline  
043-MP-15

A request to amend a platted non-vehicular access line (“NVAL”) has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners (“Board”) on March 20, 2018. This plat is not yet recorded into the Public Records of Broward County. The property is located on the southwest corner of Cypress Creek Road and Powerline Road in the City of Fort Lauderdale.

The applicant is requesting to amend the non-vehicular access line along Powerline Road to reduce the opening from 50-feet to 40-feet and relocate the non-vehicular access line from being centered 47-feet to 74-feet north of the south plat limits. Additionally, the condition to extend the opening in the non-vehicular access line along Cypress Creek Road along both sides of the ingress/egress easement was removed. These changes are required to accommodate for amendments to the site plan of which were the results of recommendations by the City of Fort Lauderdale, Florida Department of Transportation (“FDOT”) and County Staff.

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

The attached pre-application letter from the Florida Department of Transportation (FDOT) indicates approval of the proposed modifications 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](mailto:djemcy.limage@dot.state.fl.us).

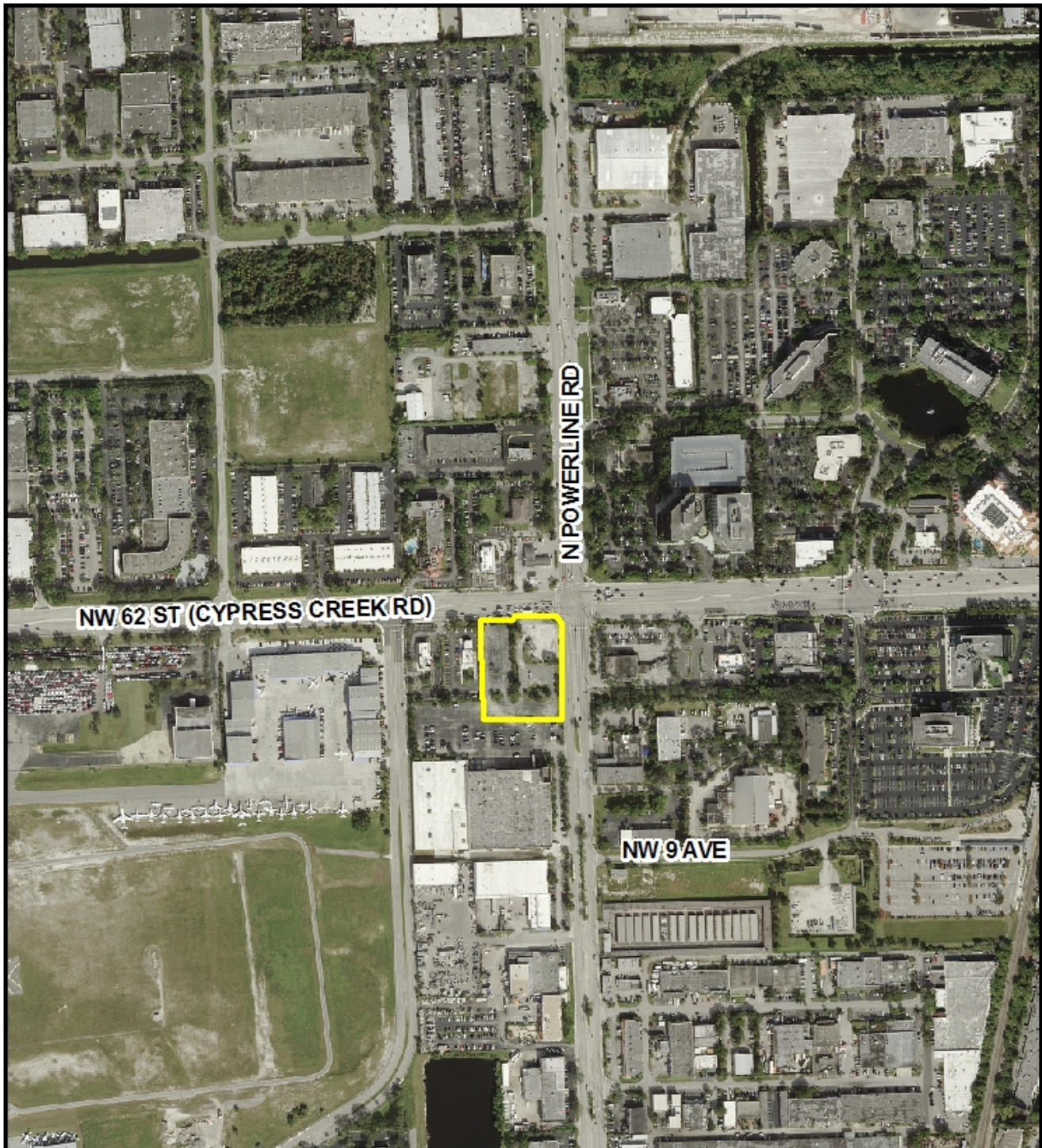
Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum and shall meet the standards of the Broward County Development Code at the time of permit.

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

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

JWP

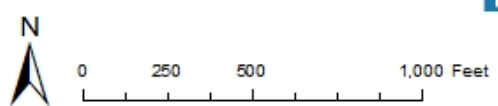
Continued



**Commission District No. 9**  
**Municipality: Fort Lauderdale**  
**S/T/R: 09/49/42**



**043-MP-15**  
**BW Cypress & Powerline**



Prepared by: Planning and Development Management Division  
Date Flown: January 2018





August 30, 2018

Ms. Thuy Turner, AICP  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
One North University Drive, Suite 102-A  
Plantation, Florida 33324

**RE: Letter of No Objection to Non-Vehicular Access Line (NVAL) Amendment – BW CYPRESS & POWERLINE PLAT – CASE – PL16007**

Dear Ms. Turner:

The City of Fort Lauderdale is in receipt of a request for a non-vehicular access line (NVAL) amendment to the BW CYPRESS AND POWERLINE PLAT, approved on June 6, 2017 by the City of Fort Lauderdale (Resolution Number 17-120) and currently awaiting approval by Broward County, Florida.

As per Broward County Code Section 5-181, changes to plat approval conditions shall not be accepted unless the municipality has issued a letter or has adopted a resolution stating the municipality's position regarding the application.

The specific NVAL request is as follows:

**From:**

*IT IS THE EXPRESS INTENT OF THIS NON-VEHICULAR ACCESS LINE TO ELIMINATE ALL PROPOSED OPENINGS AND EXISTING DRIVEWAYS NOT SPECIFICALLY DELINEATED IN THE FOLLOWING RECOMMENDATIONS:*

*1. ALONG THE ULTIMATE RIGHT-OF-WAY FOR CYPRESS CREEK ROAD (NORTHWEST 62 STREET) EXCEPT AT A 40-FOOT OPENING WITH CENTERLINE LOCATED APPROXIMATELY 20 FEET EAST OF THE WEST PLAT LIMITS. SAID NON-ACCESS LINE SHALL EXTEND ALONG BOTH SIDES OF THE INGRESS/EGRESS EASEMENT EXCEPT FOR THE SOUTH 25 FEET.*

*THIS OPENING IS RESTRICTED TO RIGHT TURNS ONLY.*

*2) ALONG THE ULTIMATE RIGHT-OF-WAY FOR POWERLINE ROAD (SR 845) EXCEPT AT A 50-FOOT OPENING WITH CENTERLINE LOCATED APPROXIMATELY 47 FEET NORTH OF THE SOUTH PLAT LIMITS. SAID NON-ACCESS LINE WILL INCLUDE A CORNER CHORD.*

*THIS OPENING IS RESTRICTED TO RIGHT TURNS ONLY.*

**To:**

*IT IS THE EXPRESS INTENT OF THIS NON-VEHICULAR ACCESS LINE TO ELIMINATE ALL PROPOSED OPENINGS AND EXISTING DRIVEWAYS NOT SPECIFICALLY DELINEATED IN THE FOLLOWING RECOMMENDATIONS:*

*1. ALONG THE ULTIMATE RIGHT-OF-WAY FOR CYPRESS CREEK ROAD (NORTHWEST 62 STREET) EXCEPT AT A 40-FOOT OPENING WITH CENTERLINE LOCATED APPROXIMATELY 20 FEET EAST OF THE WEST PLAT LIMITS.*

*THIS OPENING IS RESTRICTED TO RIGHT TURNS ONLY.*

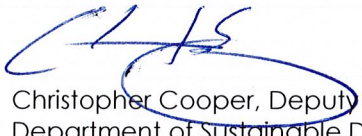
*2. ALONG THE ULTIMATE RIGHT-OF-WAY FOR POWERLINE ROAD (SR 845) EXCEPT AT A 40-FOOT OPENING WITH CENTERLINE LOCATED APPROXIMATELY 74 FEET NORTH OF THE SOUTH PLAT LIMITS. SAID NON-ACCESS LINE WILL INCLUDE A CORNER CHORD.*

*THIS OPENING IS RESTRICTED TO RIGHT TURNS ONLY.*

Pursuant to Section 47-24.5 of the City of Fort Lauderdale Unified Land Development Regulations, the City has reviewed the proposed NVAL amendment and has no objections to the note change.

If you have any questions or require additional information, please feel free to contact Nicholas Kalargyros, Planner II at 954-828-5193 or via email at [NicholasK@fortlauderdale.gov](mailto:NicholasK@fortlauderdale.gov).

Sincerely,



Christopher Cooper, Deputy Director,  
Department of Sustainable Development

Cc via email: Christopher Lagerbloom, Assistant City Manager  
Anthony Fajardo, Director, Department of Sustainable Development  
Alfred Battle, Deputy Director, Department of Sustainable Development  
Ella Parker, Urban Design and Planning, Department of Sustainable Development  
Evy Kalus, Broward County Planning and Development Management Division  
Gregory McAloon, Tripp Scott  
Stephanie Toothacre, Tripp Scott



Public Works Department  
**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**  
1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

## MEMORANDUM

**DATE:** August 15, 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 and other  
Recommendations)  
BW CYPRESS & Powerline (043-MP-15)

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 Powerline 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.

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. The modifications noted within these recommendations shall be illustrated on the plat prior to recordation. Staff recommends APPROVAL of the following modifications to the previously approved RECCOMENDATIONS:

## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Recommendation number 1) is amended to read:

Along the ultimate right-of-way for Cypress Creek Road (Northwest 62 Street) except at a 40-foot opening with centerline located approximately 20 feet east of the west plat limits.

This opening is restricted to right turns only.

- 2) Recommendation number 2) is amended to read:

Along the ultimate right-of-way for Powerline Road (SR 845) except at a 40-foot opening with centerline located approximately 74 feet north of the south plat limits. Said non-access line will include a corner chord.

This opening is restricted to right turns only.

### ACCESS EASEMENT REQUIREMENTS

- 3) Recommendation number 8) is deleted.
- 4) Recommendation number 9) is deleted.
- 5) Recommendation number 10) is amended to read:

On Cypress Creek Road (Northwest 62 Street), for the two-way driveway that will be centered in any opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

- 6) The following Recommendation is added:

On Powerline Road (SR845), for the two-way driveway that will be centered in any opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be a minimum 20 feet.

### BUS SHELTER REQUIREMENTS (Easement)

- 7) Recommendation number 13) is amended to read:

Provide an 8-foot wide x 20-foot long bus shelter easement on Powerline Road (SR 845) commencing 108 feet south of the north plat limits (along the east plat limits) and continuing south for 20 feet.

#### TURN LANE IMPROVEMENTS (Developer Funded Prior to Final CO)

- 8) Recommendation number 15) is amended to be a Developer Funded Improvement and shall read:

An eastbound right turn lane on Cypress Creek Road (NW 62nd Street) at Powerline Road (SR 845) with 150 feet of storage and 50 feet of transition.

The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.

Design and installation cost are subject to Highway Construction and Engineering Division review and approval. Funding shall be received by the Highway Construction and Engineering Division prior to any Certificate of Occupancy, temporary or final.

#### COMBINATION BUS BAY/RIGHT TURN LANE (Secure and Construct)

- 9) Recommendation number 16) is amended to read:

A southbound combination bus bay/right turn lane on Powerline Road (SR 845) commencing 38 feet south of the north plat limit and continuing south for 227 feet with continuous storage through the 40-foot opening.

Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

#### GENERAL REQUIREMENTS

- 10) 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.



- 11) 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.
- 12) 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.
- 13) Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
- 14) 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. Approval of this Delegation Request does not modify the deadline established for recordation of the plat.

dgm





**Florida Department of Transportation**

**RICK SCOTT**  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

**MIKE DEW**  
SECRETARY

March 29, 2018

**THIS PRE-APPLICATION LETTER IS VALID UNTIL – March 29, 2019**  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Christopher Rogers  
Bohler Engineering  
2255 Glades Road, Suite 305E  
Boca Raton, FL 33431

Dear Christopher Rogers:

**RE: March 29, 2018 - Pre-application Meeting for Category F Driveway**  
Broward County - City of Fort Lauderdale, Urban; SR 845; Sec. # 86065; MP: 4.600  
Access Class - 05; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project:  
Request: Right-in/right-out driveway on SR 845/Powerline Road approximately 300 feet south of West Cypress Creek Road.

**SITE SPECIFIC INFORMATION**  
Project Name & Address: Wawa - SR 845/Powerline Rd and W Cypress Creek Rd.  
Applicant/Property Owner: Bright Work  
Parcel Size: 2.57 Acres Development Size: 20 F.P Gas Station with 6,000 SF 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 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- A right turn lane is required and must meet FDOT design standards and include space for bicycle lane.
- Cross access agreement with adjacent property to the west/south shall be recorded and provided at the time of Permit.

**Comments:**

-Coordination with Broward County Transit is required.

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

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

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

Sincerely,

  
Aidin Nassani, Ph.D.  
District Access Management Manager

cc: Roger Lemieux

S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-03-29\2. 86065 MP 4.600 SR 845\_Wawa\86065 MP 4.600 SR 845\_Wawa.docx

[www.dot.state.fl.us](http://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 BW CYPRESS & POWERLINE

Plat/Site Plan Number 053-MP-15 Plat Book - Page n/a (If recorded)

Owner/Applicant BW Cypress Creek & Powerline, LLC. Phone (813) 874-1700

Address 3708 W. Swann Avenue City Tampa State FL Zip Code 33609

Owner's E-mail Address WBarrs@brightworkre.com Fax # (813) 874-3900

Agent Pulice Land Surveyors, Inc. Phone (954) 572-1777

Contact Person Jane Storms

Address 5381 Nob Hill Road City Sunrise State FL Zip Code 33351

Agent's E-mail Address iane@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 and 2

Land Development Code citation(s) NON-VEHICULAR ACCESS LINE REQUIREMENTS

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

If yes, indicate name(s), department and date David (D.G.) McGuire, Broward Co. Highway Construction and Engineering Division - several occasions

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

SEE ATTACHED

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 *Jane Storms*

Sworn and subscribed to before me this 21<sup>th</sup> day of June, 2018

by JANE STORMS  He/she is personally known to me or

Has presented \_\_\_\_\_ as identification.

Signature of Notary Public *Elizabeth Tsouroukdissian*

Type or Print Name Elizabeth Tsouroukdissian



Elizabeth Tsouroukdissian  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF154432  
Expires 8/25/2018

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

Time N/A Application Date 7/2/2018 Acceptance Date 7/10/2018

Comments Due 7/24/2018 C.C. Mtg. Date 9/13/2018 Fee \$ 1220.00

Report Due 7/31/2018 Adjacent City N/A

Plats  Site Plans/Drawings  City Letter  FDOT Letter

Other (Describe) \_\_\_\_\_

Title of Request NVAL AMENDMENT TO BW CYPRESS & POWERLINE PLAT PRIOR TO PLAT RECORDATION.

Distribute to:  Engineering  Traffic Engineering  Mass Transit

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

Comments \_\_\_\_\_

Received by *[Signature]*





July 6, 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: "BW CYPRESS & POWERLINE" PLAT (043-MP-15) NVAL AMENDMENT**

Dear Ms. Turner,

The Site Plan that accompanies the above-referenced Plat, originally approved by the City of Fort Lauderdale, has been modified. As a result, the opening depicted on Powerline Road on the Plat approved by County Commission on March 20<sup>th</sup> 2018, which matched the original Site Plan, has shifted slightly. Therefore, we are hereby requesting the following amendment to the Development Review Report:

**NON-VEHICULAR ACCESS LINE REQUIREMENT:**

- 1) Along the ultimate right-of-way for Powerline Road (SR 845) except at a 50-foot opening with centerline located approximately 47 feet north of the south plat limits. Said non-access line will include a corner chord.  
This opening is restricted to right turns only.

**PROPOSED NON-VEHICULAR ACCESS LINE REQUIREMENT:**

- 1) Along the ultimate right-of-way for Powerline Road (SR 845) except at a 40-foot opening with centerline located approximately 74 feet north of the south plat limits. Said non-access line will include a corner chord.  
This opening is restricted to right turns only.

Also, Staff Recommendation #2 provided for the non-vehicular access line along the ultimate right-of-way for Cypress Creek Road (except at the 40-foot opening at the west of the Plat) to extend along "both sides of the ingress/egress easement". We are requesting this requirement to be deleted, as said easement is not proposed any longer.

Please review and kindly place us in the next available County Commission meeting. Do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

Jane Storms  
Director of Platting



EXHIBIT B  
SKETCH AND 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: EXISTING NON-VEHICULAR ACCESS LINE**

PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", DUNCAN-EDWARDS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON A LINE LYING 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 9; THENCE SOUTH 01°45'52" EAST ON THE EAST LINE OF SAID PARCEL "A" 17.00 FEET TO POINT OF BEGINNING 1, SAID POINT BEING ON A LINE LYING 72.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9; THENCE CONTINUE SOUTH 01°45'52" EAST ON SAID EAST LINE 35.00 FEET TO POINT OF TERMINATION 1; THENCE NORTH 88°12'20" EAST 40.00 FEET TO POINT OF BEGINNING 2, SAID POINT BEING ON A LINE LYING 40.00 FEET EAST OF AND PARALLEL TO SAID EAST LINE OF PARCEL "A"; THENCE NORTH 01°45'52" WEST ON SAID PARALLEL LINE 35.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED LINE LYING 72.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9; THENCE NORTH 88°12'232" EAST ON SAID PARALLEL LINE 214.98 FEET; THENCE SOUTH 46°46'44" EAST 49.51 FEET TO THE INTERSECTION WITH A LINE LYING 60.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 9; THENCE SOUTH 01°45'52" EAST ON SAID PARALLEL LINE 82.47 FEET; THENCE SOUTH 19°04'38" WEST 40.64 FEET; THENCE SOUTH 88°14'08" WEST 0.54 FEET TO THE INTERSECTION WITH A LINE LYING 75.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE; THENCE SOUTH 01°45'52" EAST ON SAID PARALLEL LINE 41.60 FEET; THENCE NORTH 88°14'08" EAST 1.00 FEET TO THE INTERSECTION WITH A LINE LYING 74.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE; THENCE SOUTH 01°45'52" EAST ON SAID PARALLEL LINE 91.94 FEET TO POINT OF TERMINATION 2; THENCE CONTINUE SOUTH 01°45'52" EAST ON SAID LINE 50.00 FEET TO POINT OF BEGINNING 3; THENCE CONTINUE SOUTH 01°45'52" EAST 22.00 FEET TO THE FINAL POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING S01°45'52"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BRIGHTWORK REAL ESTATE

SCALE: 1"=80'      DRAWN: L.S./B.B.

ORDER NO.: 64219B

DATE: 9/4/18; REV. 9/24/18; 9/27/18

EXISTING NON-VEHICULAR ACCESS LINE

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: BW CYPRESS & POWERLINE

SHEET 1 OF 2

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

*Beth Burns*

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA



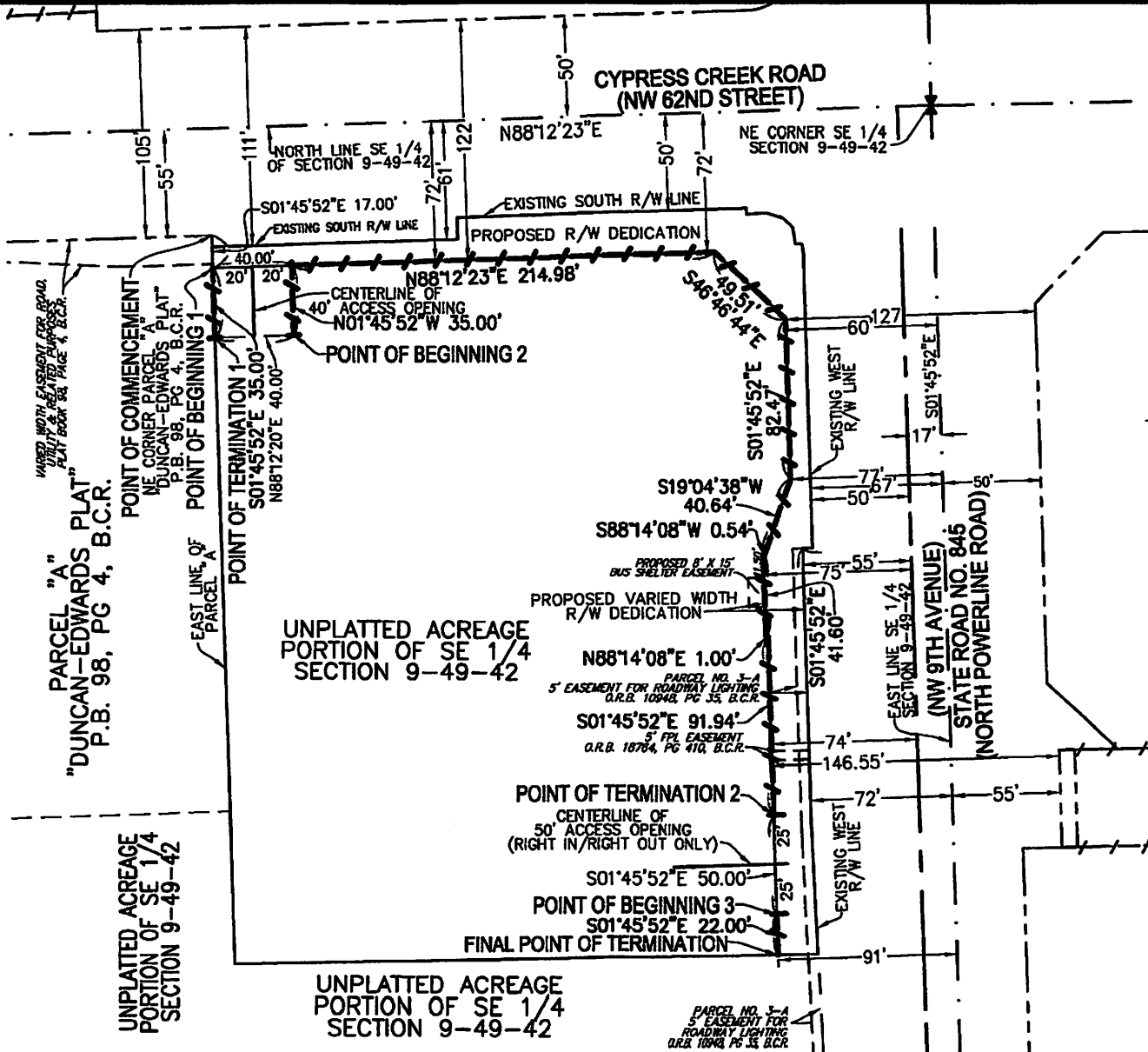


**EXHIBIT B**  
**SKETCH AND LEGAL DESCRIPTION**  
BY  
**PULICE LAND SURVEYORS, INC.**

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



**FILE: BRIGHTWORK REAL ESTATE**

<b>SCALE: 1"=80'</b>	<b>DRAWN: L.S./B.B.</b>
<b>ORDER NO.: 64219B</b>	
<b>DATE: 9/4/18; REV. 9/24/18; 9/27/18</b>	
<b>EXISTING NON-VEHICULAR ACCESS LINE</b>	
<b>FORT LAUDERDALE, BROWARD COUNTY, FLORIDA</b>	
<b>FOR: BW CYPRESS &amp; POWERLINE</b>	

**SHEET 2 OF 2**

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

**LEGEND:**

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- FPL FLORIDA POWER & LIGHT COMPANY





**EXHIBIT C**  
**SKETCH AND 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@pulicelandssurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: REVISED NON-VEHICULAR ACCESS LINE**

PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", DUNCAN-EDWARDS PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON A LINE LYING 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 9; THENCE SOUTH 01°45'52" EAST ON THE EAST LINE OF SAID PARCEL "A" 17.00 FEET TO THE INTERSECTION WITH A LINE LYING 72.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 9; THENCE NORTH 88°12'23" EAST ON SAID PARALLEL LINE 40.00 FEET TO POINT OF BEGINNING 1; THENCE CONTINUE NORTH 88°12'23" EAST ON SAID PARALLEL LINE 214.97 FEET; THENCE SOUTH 46°46'47" EAST 49.48 FEET; THENCE SOUTH 18°52'57" WEST 43.04 FEET; THENCE SOUTH 87°53'31" WEST 0.76 FEET; THENCE SOUTH 02°04'23" EAST 40.00 FEET; THENCE NORTH 87°55'37" EAST 0.96 FEET; THENCE SOUTH 01°49'39" EAST 150.95 FEET TO POINT OF TERMINATION 1; THENCE CONTINUE SOUTH 01°49'39" EAST 40.00 FEET TO POINT OF BEGINNING 2; THENCE CONTINUE SOUTH 01°49'39" EAST 5.08 FEET; THENCE SOUTH 42°05'29" EAST 31.49 FEET TO THE INTERSECTION WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 845 (NORTH POWERLINE ROAD) (NW 9TH AVENUE); THENCE SOUTH 02°57'22" EAST ON SAID WEST LINE 26.01 FEET TO THE FINAL POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING S01°45'52"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**FILE: BRIGHTWORK REAL ESTATE**

**SCALE: NONE      DRAWN: L.S./B.B.**

**ORDER NO.: 64219C**

**DATE: 9/4/18; REV. 9/24/18**

**REVISED NON-VEHICULAR ACCESS LINE**

**FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**

**FOR: BW CYPRESS & POWERLINE**

**SHEET 1 OF 2**

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- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA

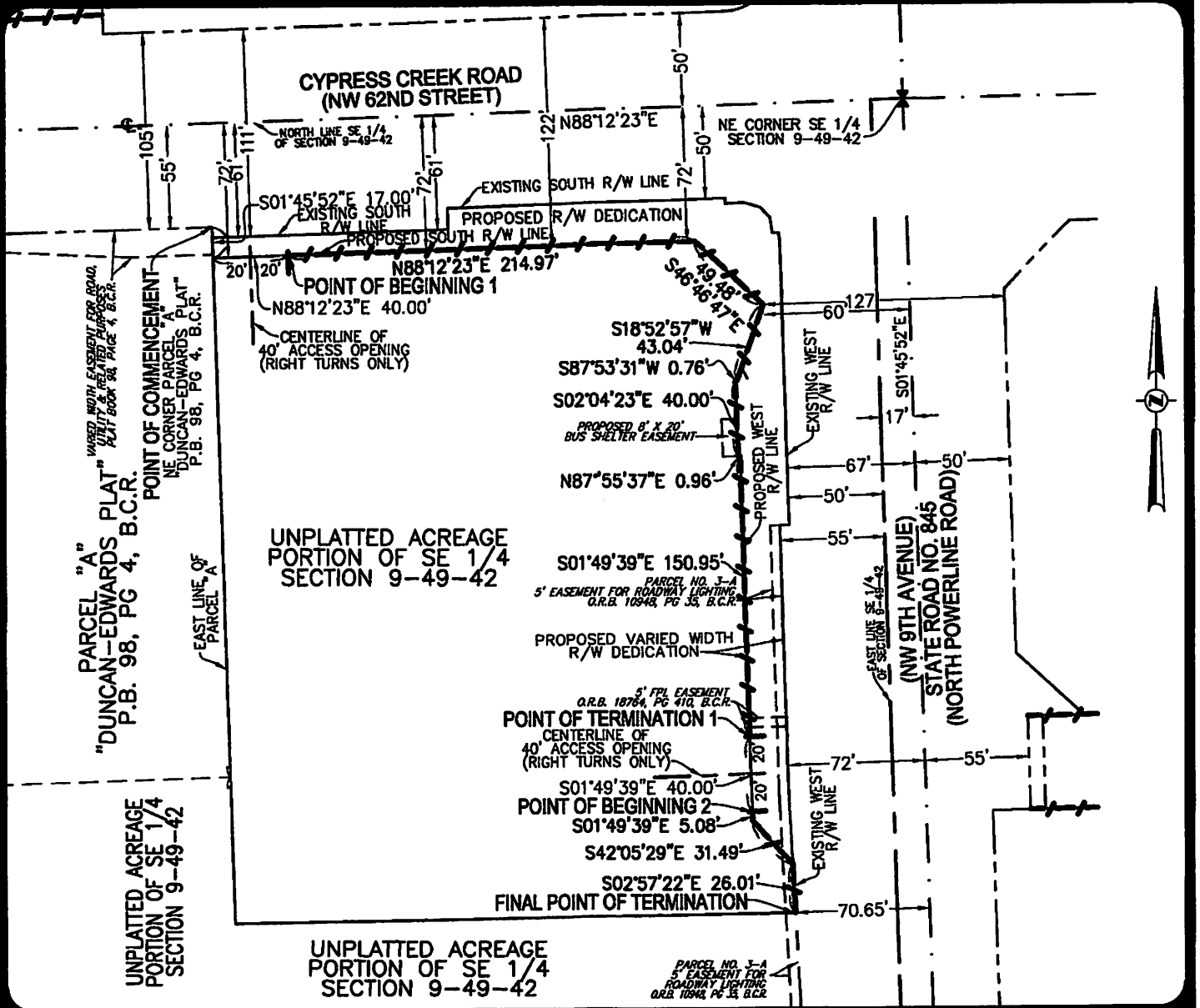


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<b>FILE: BRIGHTWORK REAL ESTATE</b>	
<b>SCALE: 1"=80'</b>	<b>DRAWN: L.S./B.B.</b>
<b>ORDER NO.: 65219C</b>	
<b>DATE: 9/4/18; REV. 9/24/18</b>	
<b>REVISED NON-VEHICULAR ACCESS LINE</b>	
<b>FORT LAUDERDALE, BROWARD COUNTY, FLORIDA</b>	
<b>FOR: BW CYPRESS &amp; POWERLINE</b>	

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