

STAFF REPORT
Sunrise Industrial Park Phase 1
035-MP-81

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 November 17, 1981. This plat has been the subject of several requests to amend the note. The property is part of the Westerra Development of Regional Impact ("Westerra DRI"). The current note, which was approved by the Board on June 26, 2007 reads:

Parcel B-1 is restricted to 32,600 square feet of office use (January 11, 2005).

Parcel C-1 is restricted to two buildings totaling 83,135 square feet. Within the two buildings 53,635 square feet of industrial use and 29,500 square feet of office may be constructed (August 16, 2005).

Parcel AB-1 is restricted to 73,626 square feet of office use (April 18, 2006).

Parcel B11-C is restricted to 11,548 square feet of office use. Freestanding banks or banks with drive-thru facilities and commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The property is located on 203.5 acres on the south side of Sunrise Boulevard, between Sawgrass Corporate Parkway and Northwest 136 Avenue, in the City of Sunrise. The plat was recorded on October 27, 1982 (Book 114, Page 25).

The applicant is requesting to revise the note on the face of the plat to create Parcel A-1 and add 750 high-rise units, 750,000 square feet of office use, and 50,000 square feet of commercial use on same. The proposed note language reads as follows:

Parcel A-1 (see attached legal description) is restricted to 750 high-rise, 750,000 square feet of office use, and 50,000 square feet of commercial use.

Parcel B-1 is restricted to 32,600 square feet of office use (January 11, 2005).

Parcel C-1 is restricted to two buildings totaling 83,135 square feet. Within the two buildings 53,635 square feet of industrial use and 29,500 square feet of office may be constructed (August 16, 2005).

Parcel AB-1 is restricted to 73,626 square feet of office use (April 18, 2006).

Parcel B11-C is restricted to 11,548 square feet of office use. Freestanding banks or banks with drive-thru facilities and commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

A companion item to amend the Declaration of Restrictive Covenants for the Westerra DRI has also been filed and is scheduled for Board consideration on November 13, 2018. The Covenant was recorded on August 9, 2010 (Book 47291, Page 1466) to provide for traffic mitigation requirements for the development proposed within the Westerra DRI.

This request was evaluated by the Reviewing Agencies.

Land Use

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 "Sunrise Westerra Activity Center" land use category. The plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity center," due to the proposed residential, office, and commercial uses. The Interlocal Agreement being mentioned was recorded in the Official Record Book 46663, Pages 1230-1235.

The plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 08-12/PCT 08-3, which amended the land use from the "industrial" land use designation to the "Sunrise Westerra Activity Center" adopted by the Broward County Commission on February 10, 2009.

The Sunrise Westerra Activity Center permits 1,750 dwelling units, which were subject to Broward County Land Use Plan Policy 2.16.2 (former Policy 1.07.07). Furthermore, the amendment was subject to a contribution of \$500 per dwelling unit into the City's affordable housing trust fund or payment of an Affordable Housing Linkage Fee, roadway improvements on Sunrise Boulevard, and implementation of NatureScape principles.

School Mitigation

The attached School Capacity Availability Determination (SCAD) issued by the Broward County School Board indicates that the 750 high-rise residential units, proposed by this request will generate 16 students into the public school system. School Board staff has determined that this application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the proposed development. Therefore, these dwelling units will be subject to school impact fees.

Concurrency Review

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. Regional park impact and administrative fees shall be assessed for the proposed residential units and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. In addition, this request represents an increase of 1,594 PM peak hour trips. The conditions of the DRI Development Order satisfy the regional road network concurrency requirements of Section 5-182(a)(4)a).

Impact Fees

The maximum level of development within the Westerra DRI is not being increased by this request; therefore, impacts to the regional road network shall continue to be

mitigated through the proposed First Amendment to the Declaration of Restrictive Covenants. No additional road impact fees are required based on this request.

Reviewing Agency Comments

The attached Resolution No. 81-37-18-A from the City of Sunrise indicates no objection to this request. A letter from the City of Sunrise submitted also indicates that the request is consistent with the DRI Development Order.

Staff from the Highway Construction and Engineering Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site includes the Sunrise Industrial Park Mitigation Area, which is included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. An Environmental Resource License, No. DF88-1028, was issued on April 12, 1988. The license authorized the filling of 8.4 acres of wetlands. See the attached Conceptual Dredge and Fill Review Report. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

Environmental Engineering and Permitting Division has reviewed this request, and the Domestic Wastewater Program has no objection at this time. Nonetheless, significant flow generation from this site may call for advanced planning and upgrades to the downstream/off-site wastewater facilities.

The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. Based on the location of the proposed project, the FAA may need to conduct a review to determine whether the project is a potential hazard to aviation. 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 Sunrise and under the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the Rick Ferrer at 954-357-9731 to seek project review for compliance with the Broward County's 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.

Staff recommends **APPROVAL** of this request, provided the applicant:

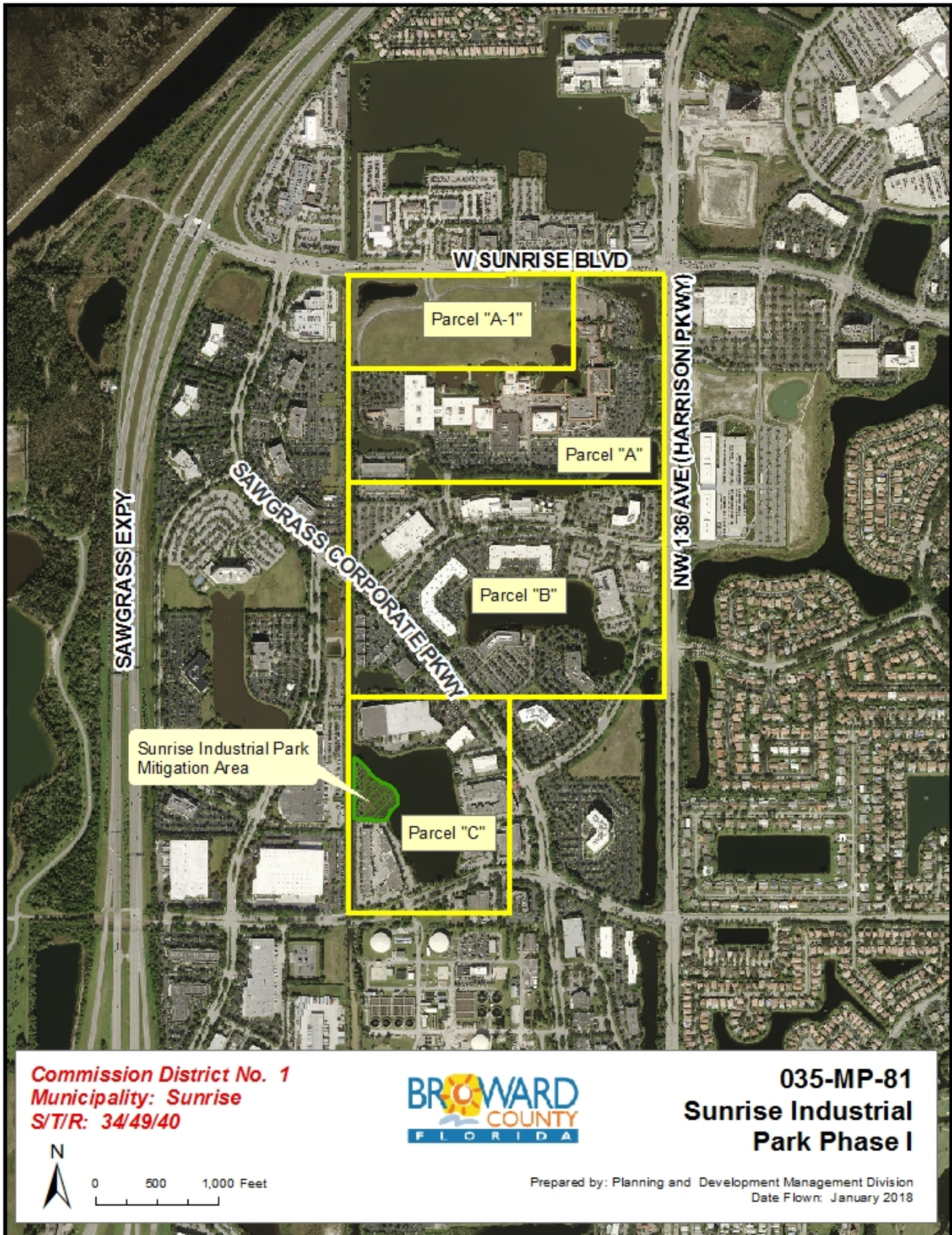
- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **November 13, 2019**.

The amended note must also include language stating the following:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued for **Parcel A-1** by **November 13, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed for **Parcel A-1** by **November 13, 2023**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

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.

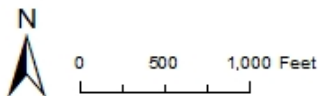
The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of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



Commission District No. 1
Municipality: Sunrise
S/T/R: 34/49/40




035-MP-81
Sunrise Industrial
Park Phase I



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



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Sunrise Industrial Park Phase I (Parcel A-1)
(035-MP-81) City of Sunrise

DATE: September 11, 2018

This memorandum replaces our previous comments regarding the referenced plat dated August 15, 2018.

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

TO: Parcel A-1 is restricted to 750 high-rise units, 750,000 square feet of office use, and 50,000 square feet of commercial use.

The Future Land Use Element of the City of Sunrise Comprehensive Plan is the effective land use plan for the City of Sunrise. That plan designates the area covered by this plat for the uses permitted in the "Sunrise Westerra Local Activity Center" land use category. Parcel A-1 of this plat is generally located on the south side of Sunrise Boulevard, between Sawgrass Corporate Parkway and Northwest 136 Avenue.

Regarding the proposed residential, office, and commercial uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center," as recorded in Official Record Book 46663, Pages 1230-1235.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 08-12/PCT 08-3, which amended the land use from the "Industrial" land use designation to the "Sunrise Westerra Activity Center." Said amendment was adopted by the Broward County Commission on February 10, 2009, subject to the following voluntary restrictions:

- Contribute \$500 per dwelling unit into the City's affordable housing trust fund or payment of an Affordable Housing Linkage Fee;
- Make roadway improvements on Sunrise Boulevard; and
- Utilize NatureScape principles.

Sunrise Industrial Park Phase I (Parcel A-1)
September 11, 2018
Page Two

Further, it is noted that the Sunrise Westerra Activity Center permits 1,750 dwelling units. Said dwelling units were subject to Broward County Land Use Plan Policy 2.16.2 (former Policy 1.07.07) and were found to satisfy the same.

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:GSM

cc: Richard Salamon, City Manager
City of Sunrise

Jim Koeth, Assistant Director, Planning Division
City of Sunrise



The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT
SBBC-2359-2017
County Number: 035-MP-81 Municipality Number: C18127
Westerra/Sunrise Industrial Park Phase 1 Plat

August 6, 2018

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: August 6, 2018	Single-Family:	750,000 SF Office and 50,000 SF Commercial	Elementary: 8
Name: Westerra/Sunrise Industrial Park Phase 1 Plat	Townhouse:		Middle: 3
SBBC Project Number: SBBC-2359-2017	Garden Apartments:		High: 5
County Project Number: 035-MP-81	Mid-Rise:		Total: 16
Municipality Project Number: C18127	High-Rise: 750		
Owner/Developer: Sawgrass Tech Land Associates, LTD	Mobile Home:		
Jurisdiction: Sunrise	Total: 750		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Sawgrass	1,184	1,184	1,118	-66	-3	94.4%	8
Bair	1,297	1,297	891	-406	-18	68.7%	3
Plantation	2,680	2,680	2,178	-502	-20	81.3%	5

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Sawgrass	1,126	-58	95.1%	1,148	1,162	1,150	1,170	1,161
Bair	894	-403	68.9%	900	886	889	892	896
Plantation	2,183	-497	81.5%	2,224	2,210	2,196	2,182	2,168

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2017-18 Contract Permanent Capacity	2017-18 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
No Charter Schools						

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Sawgrass	There are no capacity additions scheduled in the Adopted Educational Facilities Plan that will increase the reflected FISH capacity of the school.
Bair	There are no capacity additions scheduled in the Adopted Educational Facilities Plan that will increase the reflected FISH capacity of the school.
Plantation	There are no capacity additions scheduled in the Adopted Educational Facilities Plan that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

According to the application, the site contains no residential units. The project proposes a total of 750 high-rise units, which will generate 16 students (8 elementary, 3 middle and 5 high school students).

The school Concurrency Service Areas (CSA) impacted by the project in the 2017/18 school year include Sawgrass Elementary, Bair Middle and Plantation High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity. It should be noted that the LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18- 2019/20), these schools are projected to operate below the adopted LOS through the 2019/20 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

In the 2017/18 school year, no charter schools are located within a two-mile radius of the site. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2017/18 to 2021/22 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 750 high-rise residential units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 1, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.


Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-2359-2017 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

8-6-15
Date


Signature

Lisa Wight
Name
Planner
Title

CITY CLERK
CITY OF SUNRISE

18 JUL -2 AM 10:41

SUNRISE, FLORIDA

RESOLUTION NO. 81-37-18-A

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A REVISION TO THE RESTRICTIVE NOTE ON THE "SUNRISE INDUSTRIAL PARK PHASE 1" PLAT; LOCATED AT THE SOUTHWEST CORNER OF WEST SUNRISE BOULEVARD AND NW 136 AVENUE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the plat known as "Sunrise Industrial Park Phase 1" Plat was approved by the City Commission by Resolution No. 81-37 on March 10, 1981; and

WHEREAS, the owner, Sawgrass Tech Land Associates, LTD., intends to improve a 32-acre portion of Parcel A of the "Sunrise Industrial Park Phase 1" Plat for a mixed use project; and

WHEREAS, there is no existing notation on the face of the plat restricting development of Parcel A; and

WHEREAS, the Planning and Zoning Board held a meeting on June 7, 2018 and recommended approval of the proposed restrictive note on the "Sunrise Industrial Park Phase 1" Plat; and

WHEREAS, Broward County requires that the City of Sunrise concur with this revision prior to a review by the Broward County Board of County Commissioners.

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

Section 1. In accordance with Section 16-34 of the City's Land Development Code, the City Commission of the City of Sunrise does hereby approve the proposed revision to the restrictive note on the plat:

Current Note:

No note currently exists for Parcel A

Proposed Note:

"Parcel A-1 (see attached legal description) is restricted to 750 high-rise units, 750,000 square feet of office use, and 50,000 square feet of commercial use. Freestanding banks or banks with drive-through facilities are not permitted

without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

The proposed revision is specifically described in the Community Development Department's Staff Report to the City Commission, including those listed in the Staff Evaluation Section, a copy of which is attached hereto and made a part of this Resolution as Exhibit A.

Section 2. This plat note amendment is subject to the owner obtaining approval from the Broward County Board of County Commissioners.

Section 3. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED THIS 26TH DAY OF JUNE, 2018.

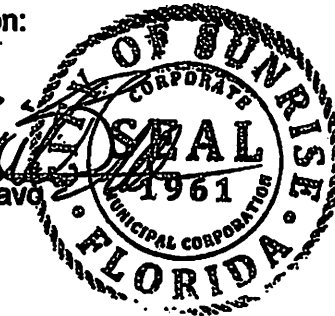


Mayor Michael J. Ryan

Authentication:



Felicia M. Bravo
City Clerk



MOTION: SCUOTTO
SECOND: KERCH

DOUGLAS: YEA
KERCH: YEA
SCUOTTO: YEA
SOFIELD: YEA
RYAN: ABSENT

Approved by the City Attorney
as to Form and Legal Sufficiency.



Kimberly A. Kisslan



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

M E M O R A N D U M

DATE: August 31, 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: Note Amendment
Sunrise Industrial Park Phase One (035-MP-81)

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

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed Note Amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

1. Prior to the recordation of the Note Amendment Agreement, the property owners of Parcel A-1 of the Sunrise Industrial Park Phase One (Folio Number 494034020011) shall fully execute an Amendment to Nonvehicular Access Lines Agreement (CAF #457) removing the Florida Turnpike Enterprise Parcel (Folio Number 494034020013).
2. The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
3. An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
 - a. Same legal description as the affected portion of the recorded plat.
 - b. Record owner(s) name(s).
 - c. Mortgage holder(s) name(s) If none, it should so state.
 - d. Date through which records were searched (within 30 days of submittal).
 - e. Original signature and/or seal.
4. For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

NON-VEHICULAR ACCESS LINE REQUIREMENTS

5. Exhibit "C" to the NVAL Amendment Agreement remove the Florida Turnpike Enterprise Parcel (Folio Number 494034020013).

All existing access shall remain as constructed.

SIDEWALK REQUIREMENTS (Secure and Construct)

6. Provide a sidewalk along Sunrise Boulevard adjacent to the plat.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

7. 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.

8. 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

9. The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement

marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

GENERAL REQUIREMENTS

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. Reservoir capacity sufficient to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any driveway/roadway that intersects the trafficway. The area that provides this reservoir capacity is measured from the ultimate right-of-way line of the trafficway to the first stopping place for card readers, visitor's phones, guardhouses, etc. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.
14. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.

15. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18-month time frame shall render the approval of this Delegation Request null and void.

dgm

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

Application: Delegation Request (To amend the note to add 750 high-rise units, 750,000 square feet of office use, and 50,000 square feet of commercial use.)
File Number: 035-MP-81
Project Name: Sunrise Industrial Park Phase 1
Comments Due: August 15, 2018
Development Type: Residential (750 High-Rise Units), Office (897,274 Square Feet) Commercial (50,000 Square Feet) and Industrial (53,635 Square Feet).

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 Sunrise 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 Sunrise's Sawgrass Water Treatment Plant which has a capacity of 24.000 MGD, a maximum daily flow of 18.200 MGD, and the estimated project's flow is 5.800 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:	Sunrise (2 & 3) Sawgrass
Flow Data:	As of 03/18
EPGMD Licensed Capacity	20.0000 MGD
12 Month Average Flow:	13.3500 MGD
Existing Flow Reserved by Building Permit:	0.2610 MGD
Total Committed Flow:	13.6110 MGD
Estimated Project Flow:	0.3872 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

Page 2
035-MP-81 SUNRISE INDUSTRIAL PARK PHASE 1

Water and Environmental Licensing Section of the Environmental Engineering and Permitting 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.

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License, No. DF88-1028, was issued on April 12, 1988 to Stiles Corporation for the development of this industrial park. The license authorized the excavation of stormwater management lakes and impacts to wetlands. Mitigation (8.4 acres) was provided on the site adjacent to the lakes. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the filling of 8.4 acres of wetlands.

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.

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 Sunrise 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 includes the Sunrise Industrial Park Mitigation Area, which is 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:

Page 3
035-MP-81 SUNRISE INDUSTRIAL PARK PHASE 1

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>.

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 Parking Facility License may be required. Contact the Broward County Environmental Engineering and Permitting Division at 954-519-1260 for specific license requirements.
4. If, for the entire project, the total number of surface or single-level parking spaces become equal to or greater than 1,500, or if the total number of multi-level parking facility spaces becomes equal to or greater than 750, or if the combination of both single and multi-level parking spaces becomes equal to or greater than 1,000, a Parking Facility License will be required. Contact the Broward County Environmental Engineering and Permitting Division for specific license requirements.
5. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
6. 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.
7. The subject plat is in the vicinity of a known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

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.



Environmental Protection and Growth Management Department
ENVIRONMENTAL LICENSING and BUILDING PERMITTING DIVISION
1 North University Drive, Suite 201A, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

Conceptual Dredge and Fill Review Report

Plat Name: Sunrise Industrial Park - Phase I **August 31, 2018**
Plat No: 031-MP-81

LOCATION

Section: 34 **Township:** 49 South **Range:** 40 East

Address: South of Sunrise Boulevard, east of Sawgrass Expressway, West of SW 136th Ave,
City of Sunrise

FINDINGS

Wetland Characteristics present: Yes No Maybe

An Environmental Resource License (DF88-1028) was issued on April 12, 1988 to Stiles Corporation for the development of this industrial park. The license authorized the excavation of stormwater management lakes and impacts to wetlands. Mitigation (8.4 acres) was provided on site adjacent to the lakes.

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



**Planning and Redevelopment Division
Environmental Protection and Growth Management Department
Board of County Commissioners, Broward County, Florida
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 <u>SUNRISE INDUSTRIAL PARK PHASE 1</u>	
Plat Number <u>035-MP-81</u>	Plat Book - Page <u>114/25</u> (If recorded)
Owner/Applicant <u>SAWGRASS TECH LAND ASSOCIATES, LTD.</u>	Phone <u>954-627-9388</u>
Address <u>301 E. LAS OLAS BLVD.</u>	City <u>FT. LAUD</u> State <u>FL</u> Zip Code <u>33301</u>
Owner's E-mail Address <u>David.Siegel@stiles.com</u>	Fax # <u>N/A</u>
Agent <u>David Siegel</u>	Phone <u>954-627-9338</u>
Contact Person <u>Stiles</u>	
Address <u>301 E. Las Olas Blvd</u>	City <u>Fl. Laud</u> State <u>FL</u> Zip Code <u>33301</u>
Agent's E-mail Address <u>David.Siegel@stiles.com</u>	Fax # <u>N/A</u>

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 SEE EXHIBIT A

Proposed note for entire plat SEE EXHIBIT A

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
CITY OF SUNRISE UTILITIES

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

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 TBD

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

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

Reasons for this request (Attach additional sheet if necessary.) Develop site with residential, office, and commercial

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 Redevelopment 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?
VACANT LAND & PARKING LOT					

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 [Signature]
Sworn and subscribed to before me this 19 day of JULY, 2018
by LEIGH KERR

Has presented

Signature of Notary Public [Signature]
Type or Print Name Kelly Ray

Notary Public Seal: My Commission # FF 916632 Expires: October 23, 2019 Bonded Thru Notary Public Underwriters

FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY

Time _____ Application Date 07/30/18 Acceptance Date 08/01/18
Comments Due 08/15/18 C.C. Mtg. Date _____ Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments (Describe) Resolution No. 81-37-18-A

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 [Signature]

PROJECT NARRATIVE

SUNRISE INDUSTRIAL PARK PHASE 1 PLAT

General Project Background:

Westerra DRI. The “Westerra” DRI project is a 105 acre parcel of land located on the southwest corner of Sunrise Boulevard and NW 136 Avenue. Westerra is a Development of Regional Impact (DRI) originally approved as the Harrison Park DRI. In 2008 the Harrison Park DRI development order was amended and the project renamed “Westerra” to permit the following development:

Residential	1,650 high rise dwelling units
	100 townhouse dwelling units
Hotel	300 rooms
Commercial	285,000 square feet
Industrial	170,000 square feet
Office	1,650,000 square feet

Plat. Westerra is platted as Parcel A of the Sunrise Industrial Park Phase I Plat. Under County platting rules, Westerra does not have to be re-platted as such but the Plat does have to be amended to reflect the types and levels of development approved under the land use and DRI approvals.

Westerra Phase 1 Project Description.

Sawgrass Tech Land Associates, Ltd., the original applicant for the Westerra DRI and LAC, is the owner of a 32 acre portion of the Westerra project with frontage on Sunrise Boulevard. This 32 acre parcel is proposed to be developed as Phase 1 of the Westerra Project. The Phase I site is vacant except for a surface parking lot containing approximately 127 spaces located in the north east corner of the site, and a circulation road.

Phase 1 consists of a mix of multi-family, retail and office uses as follows:

Office	750,000 sf
Retail	46,450 sf
Residential	750 high rise multifamily

EXHIBIT A

Sunrise Industrial Park Phase I Plat (PB 114/PG 25)

Current Note: No note currently exists for Parcel A.

Proposed Note:

Parcel A-1 (see attached legal description) is restricted to 750 high-rise units, 750,000 square feet of office use, and 50,000 square feet of commercial use. Freestanding banks or banks with drive-through facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.



EXHIBIT A

STAFF REPORT

SUNRISE INDUSTRIAL PARK – PHASE I (PLAT NOTE AMENDMENT)

Summary

This is an application for a Plat Note Amendment to the Sunrise Industrial Park Phase I Plat (Plat Book 114, Page 25) to permit 750 high-rise units, 750,000 square feet of office use, and 50,000 square feet of commercial use on a 32-acre portion of Parcel A of the plat. The subject property is located on the south side of West Sunrise Boulevard approximately 750 feet west of NW 136 Avenue, as shown on Map "A." The site is zoned Planned Development District (PDD) and the underlying land use is Local Activity Center (LAC) on the City's Future Land Use Map (FLUM). The proposed Plat Note Amendment requires City Commission approval pursuant to Subsection 16-34(g) of the Land Development Code (LDC).

General Information

The Sunrise Industrial Park Phase I Plat was approved by City Commission on March 10, 1981 via Resolution No. 81-37. The plat was recorded without a restrictive note on the face of the plat. The 32-acre portion of the plat is currently vacant with a parking lot at the northeast corner of the site.

Currently, Sunrise Industrial Park Phase I Plat has no note on Parcel A. The proposed note for Parcel A-1, which is a portion of the original Parcel A, is "Parcel A-1 (see attached legal description) is restricted to 750 high-rise units, 750,000 square feet of office use, and 50,000 square feet of commercial use. Freestanding banks or banks with drive-through facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

On March 27, 2018, the City Commission approved Resolution No. 18-41 for a Master Plan to develop an approximately 32-acre portion of the Westerra LAC site (Parcel A-1) with the intensity depicted in Table 1 (below). The property was then rezoned by the City Commission to PDD on April 10, 2018, via Ordinance No. 631.

Table 1 Westerra (Phase 1)	
<u>Land Uses:</u>	<u>Intensity:</u>
Residential	750 High Rise dwelling units
Commercial	50,000 square feet
Office	750,000 square feet
Park / Open Space	1.6 acres

The proposed plat note amendment is consistent with the proposed level of development in the approved Master Plan.

Staff Evaluation

Since the proposed plat note includes a change of use, pursuant to Subsection 16-34(g), City Commission approval of the proposed plat note amendment is required. The applicant meets the criteria established in Subsection 16-34(g) of the LDC for the approval of a plat note amendment.

Staff Recommendation to the Planning and Zoning Board, June 7, 2018

Staff recommends approval of the proposed Plat Note Amendment to the Sunrise Industrial Park Phase I Plat.

Planning and Zoning Board Recommendation, June 7, 2018

At its meeting on June 7, 2018, the Board approved the Staff recommendation.

Final Staff Recommendation to the City Commission, June 26, 2018

Staff recommends approval of the application.

BDS
File No. 18:77 (80:6011)

**A PORTION OF
SUNRISE INDUSTRIAL PARK
SUNRISE, FLORIDA
SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST**

DESCRIPTION:

PARCEL 1:
A PORTION OF PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A":

- THENCE NORTH 89°42'48" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL "A" A DISTANCE OF 348.88 FEET;
 - THENCE NORTH 89°42'48" EAST ALONG THE NORTH BOUNDARY, A DISTANCE OF 100.00 FEET;
 - THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.00 FEET;
 - THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;
 - THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;
 - THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 410.00 FEET;
 - THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.00 FEET;
 - THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;
 - THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;
 - THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 350.00 FEET;
 - THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.00 FEET;
 - THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 145.70 FEET;
 - THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 752.20 FEET;
 - THENCE SOUTH 89°42'48" WEST, A DISTANCE OF 1836.63 FEET TO THE WEST BOUNDARY OF SAID PARCEL "A";
 - THENCE NORTH 00°07'53" WEST ALONG WEST BOUNDARY, A DISTANCE OF 752.20 FEET TO THE POINT OF BEGINNING.
- LESS AND EXCEPT THE FOLLOWING:
- A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 114, PAGE 25, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST SAID POINT HAVING A FLORIDA STATE PLANE COORDINATE OF N859090.45 AND E717071.26 (EAST ZONE);
- THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 60.00 FEET;

THENCE NORTH 89°42'48" EAST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°42'48" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 50.00 FEET TO A POINT ON THE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34;

THENCE SOUTH 00°07'53" EAST ALONG A LINE PARALLEL WITH THE SAID WEST LINE, A DISTANCE OF 43.77 FEET;

THENCE SOUTH 89°43'09" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE;

THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 43.77 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST;

THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 60.00 FEET TO A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 34;

THENCE NORTH 89°42'48" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°42'48" EAST ALONG SAID NORTH LINE, A DISTANCE OF 278.88 FEET;

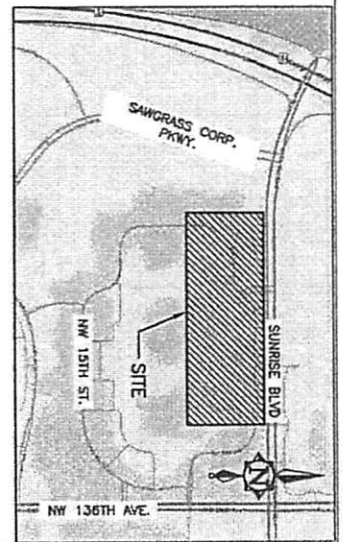
THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 87°39'36" WEST, A DISTANCE OF 279.10 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34;

THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:

NON-EXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN, AND SUBJECT TO, THAT PERPETUAL NON-EXCLUSIVE AGREEMENT, DATED JULY 10, 1989, AND FILED SEPTEMBER 27, 1989, AND RECORDED IN OFFICIAL RECORDS BOOK 16794, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



NOTES:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS PARCEL HAS NOT BEEN ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OR ASSOCIATED INSTRUMENTS BY CHAS. A. SMITH AND ASSOCIATES.
3. BEARING SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, SUNRISE INDUSTRIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 114, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 89°42'48" EAST.
4. NET AREA OF SITE = 3188 ACRES / 1,387,279 SQUARE FEET / MORE OR LESS.

LEGEND

+++++	NON-VEHICULAR ACCESS LINE (PB 114)
-----	PLAT BOOK
ORB -	OPTICAL RECORD BOOK
PG -	PAGE
BCR -	BROWARD COUNTY RECORDS
POB -	POINT OF BEGINNING
POC -	POINT OF COMMENCEMENT
(0) -	DESCRIPTION
(C) -	CALCULATED

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 471.287, F.S. AND THE PROFESSIONAL SURVEYOR'S CODE OF ETHICS AND CANON FOR THE FIRM, ET:

ROBERT L. KEEGER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 9488

THIS IS NOT A BOUNDARY SURVEY

PREPARED FOR:

STILES CONSTRUCTION

DATE	BY	CHKD	DESCRIPTION
07/25/18	N/A	SEE	ADD PARCEL NAME PER COUNTY
07/26/18	N/A	SEE	ADD AGENCY
10/03/17	N/A	SEE	SKETCH AND DESCRIPTION
10/19/17	N/A	SEE	REVISION

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS

1601 W. 15th Street, Suite 200
Sunrise, FL 33063
Phone: (954) 722-2222
Fax: (954) 722-2222
CERTIFICATE NO. 1110

SKETCH AND DESCRIPTION

A PORTION OF SUNRISE INDUSTRIAL PARK PHASE 1

SCALE	PROJECT NUMBER	SHEET
1" = 240'	16-13235	1 of 2

PREPARED FOR:
STILES CONSTRUCTION

DATE	BY	REV	DESCRIPTION
07/25/18	N/A	1	SET AND PARCEL MARK PER COUNTY
02/20/19	N/A	2	ADD REVISION
10/03/17	N/A	3	REVISE AND REDESCRIPTION
07/25/18	DMN	4	REVISION

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEER-PLANNERS-SURVEYORS
P.O. BOX 114
SUNRISE, FL 33150
CERTIFICATE NO. 12, 8119

SKETCH AND DESCRIPTION

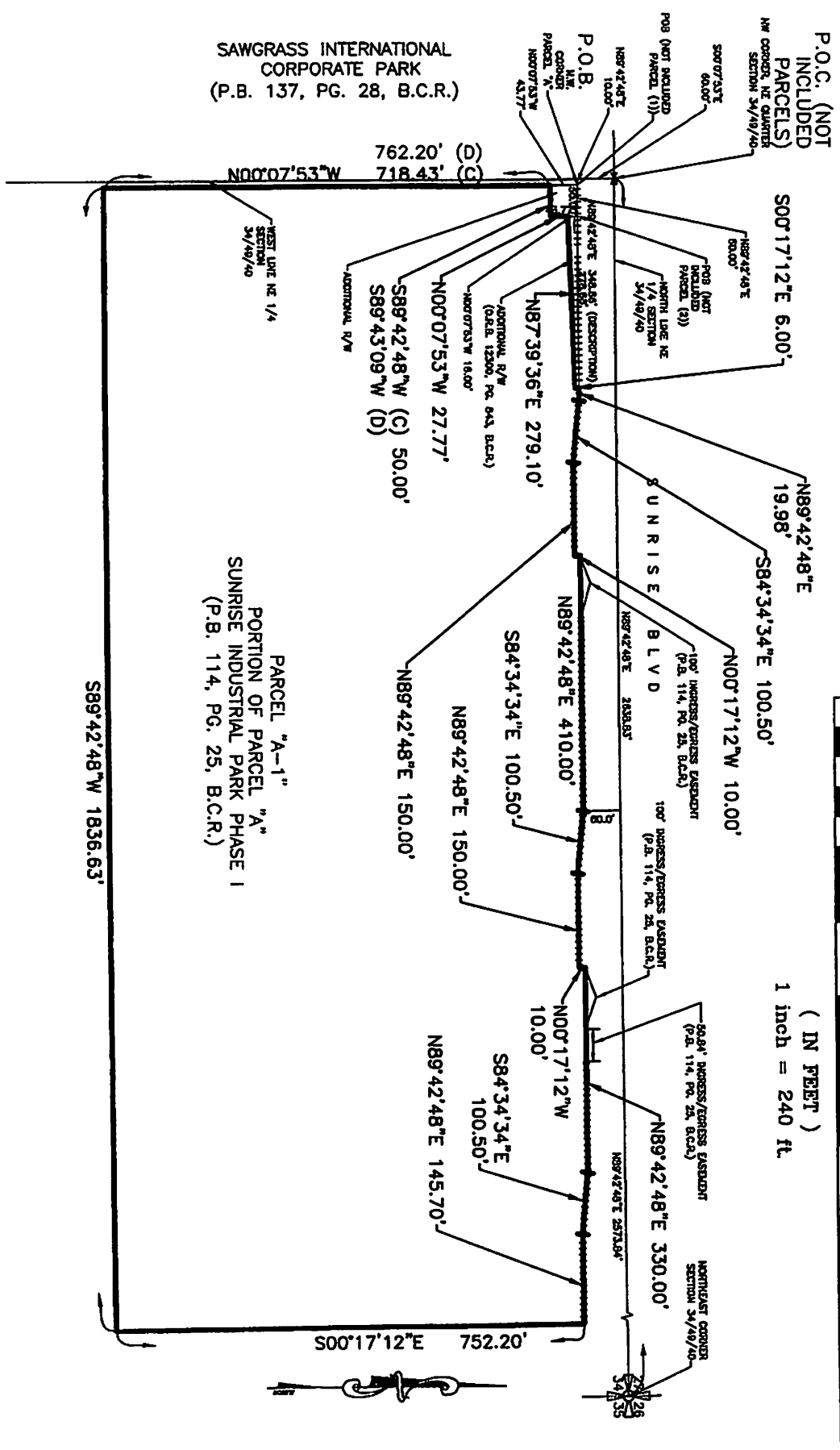
A PORTION OF SUNRISE INDUSTRIAL PARK PHASE 1

SCALE
1" = 240'

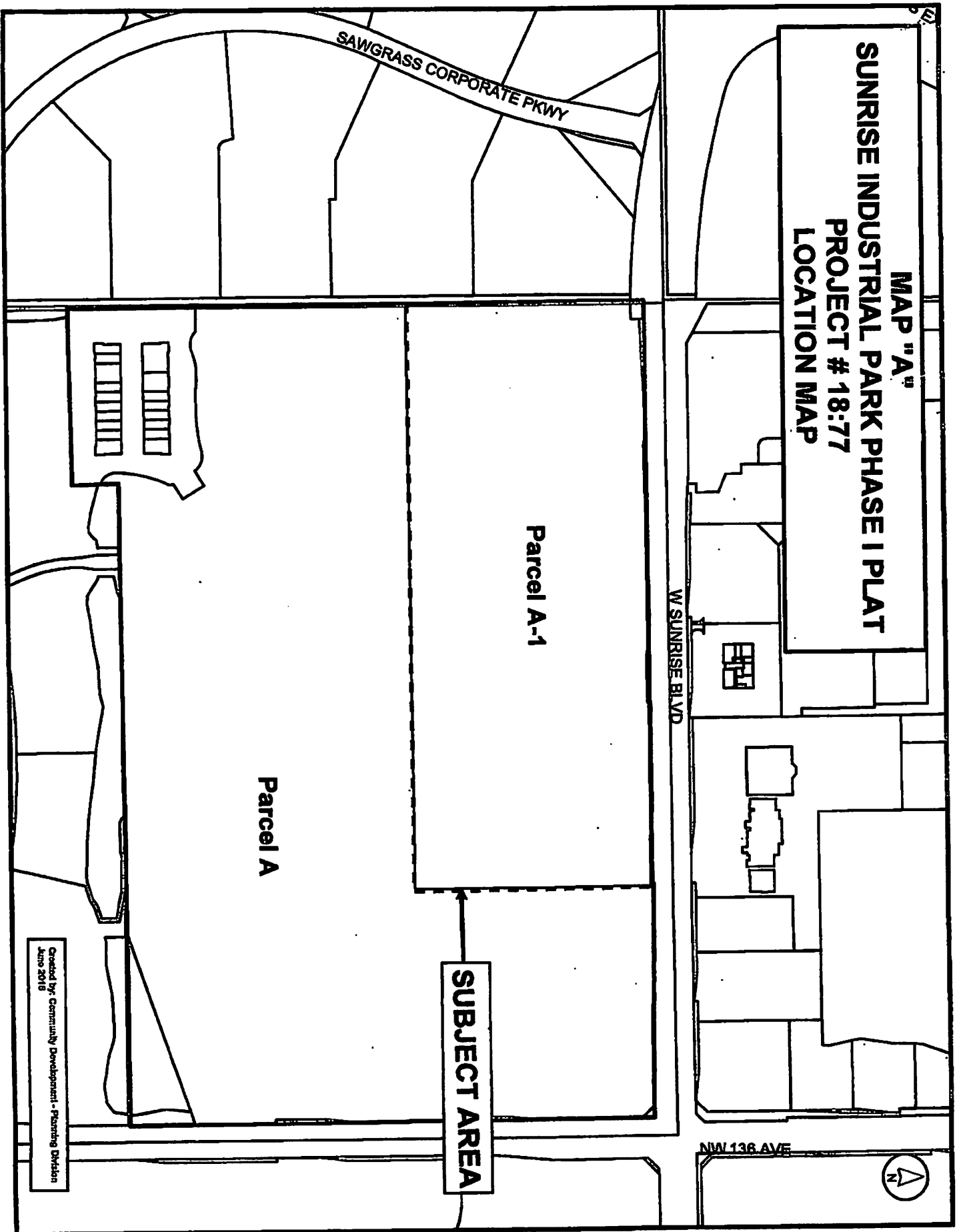
PROJECT NUMBER
16-15235

SHEET
2 OF 2

THIS IS NOT A BOUNDARY SURVEY



GRAPHIC SCALE



MAP "A"
SUNRISE INDUSTRIAL PARK PHASE I PLAT
PROJECT # 18:77
LOCATION MAP

SUBJECT AREA

Parcel A

Parcel A-1

SAWGRASS CORPORATE PKWY

W SUNRISE BLVD

NW 136 AVE

Checked by Community Development - Planning Division
June 2018

