

STAFF REPORT  
Weston Estates  
001-MP-11

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 December 13, 2011. The property is located south of State Road 84 and west of Bonaventure Boulevard, in the City of Weston. This plat was recorded on June 17, 2015 (Plat Book 181, Page 168).

The applicant is requesting to amend the NVAL along Bonaventure Boulevard (County Club Road per Plat) to relocate an existing 50-foot opening and create a 100-foot opening restricted to Emergency Vehicles Only. The request is due to site constraints and land development regulations, as the proposed design has limited circulation. The 50-foot opening will be relocated 5-feet from the north limits of Tract A-1, restricted to right turns only, and the 100-foot opening will be located at the south limits of Tract A-1.

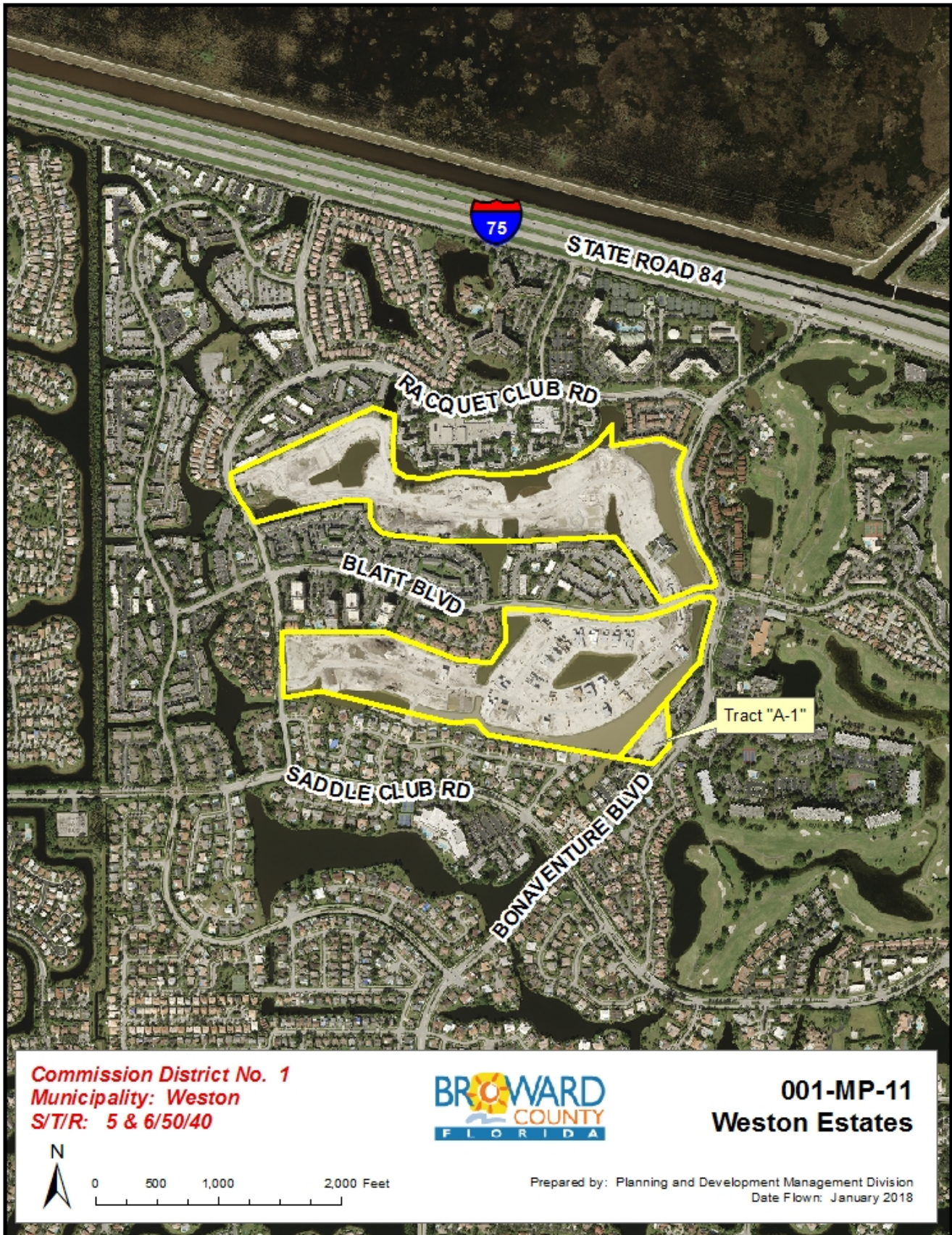
The attached Resolution No. 2018-101 from the City of Weston indicates no objection to this request.

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

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

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

*KDL*



**CITY OF WESTON, FLORIDA  
RESOLUTION NO. 2018-101**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, APPROVING THE PROPOSED AMENDMENT FOR THE PLATTED NON-VEHICULAR ACCESS LINE (NVAL) ALONG BONAVENTURE BOULEVARD, ADJACENT TO PARCEL TRACT A-1 OF THE WESTON ESTATES PLAT, WITH THE BROWARD COUNTY DEVELOPMENT MANAGEMENT DIVISION, FOR THE PROPOSED FIRE STATION NO. 21, AND PROVIDING THE COUNTY WITH AN APPROVAL LETTER OR RESOLUTION.

WHEREAS, First, the City of Weston (the "City") owns the parcel legally described as Tract A-1 of the Weston Estates Plat (Plat Book 181, Pages 168-175), located at approximately 275 Bonaventure Boulevard; and

WHEREAS, Second, on January 16, 2018, the City Commission of the City adopted Resolution No. 2018-08 approving an agreement between the City and Saltz Michelson Architects, Inc., for professional architectural services to design a site plan for Fire Station No. 21, RFQ No. 2017-06; and

WHEREAS, Third, access to the proposed site is currently restricted to a 50-foot opening located approximately 47 feet north of the south limits of Tract A-1, and this opening is restricted to right turns only, leaving the location and size of this platted opening insufficient for the use and layout of the proposed fire station; and

WHEREAS, Fourth, due to site constraints and land development regulations, the proposed design has limited circulation options and requires that the existing platted opening be eliminated and replaced with a 50-foot opening along the ultimate right-of-way line of Bonaventure Boulevard, centered 30 feet south of the north property line, which will serve employee and visitor traffic, and the opening will be restricted to right-turn movements, just as the current platted opening is restricted; and

WHEREAS, Fifth, a 100-foot opening restricted to Emergency Vehicles Only along the ultimate right-of-way line of Bonaventure Boulevard will be centered 169 feet south of the north property line, and this opening is only for fire and rescue response vehicles and supply vehicles; and

WHEREAS, Sixth, as part of Broward County's review of the 100-foot opening, there may be a staff recommendation to dedicate a 12-foot deep by 10-foot long right of way to provide a consistent right-of-way line along Tract A-1, and if recommended, a sketch and description and conveyance document will be prepared for recordation simultaneously with or prior to recordation of the NVAL Amendment Agreement; and

WHEREAS, Seventh, to legally enable access from Bonaventure Boulevard, the City must file an application for a delegation request to amend the platted NVAL along Bonaventure Boulevard, adjacent to Parcel Tract A-1, with the Broward County Development Management Division (the "County"); and

WHEREAS, Eighth, a requirement of the County application is an approval letter or resolution from the City be provided with the application; and

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, APPROVING THE PROPOSED AMENDMENT FOR THE PLATTED NON-VEHICULAR ACCESS LINE (NVAL) ALONG BONAVENTURE BOULEVARD, ADJACENT TO PARCEL TRACT A-1 OF THE WESTON ESTATES PLAT, WITH THE BROWARD COUNTY DEVELOPMENT MANAGEMENT DIVISION, FOR THE PROPOSED FIRE STATION NO. 21, AND PROVIDING THE COUNTY WITH AN APPROVAL LETTER OR RESOLUTION.

WHEREAS, Ninth, the City Manager has reviewed the Amendment and recommends consideration.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Weston, Florida:

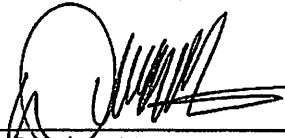
Section 1: The foregoing recitals contained in the preamble to this Resolution are incorporated by reference herein.

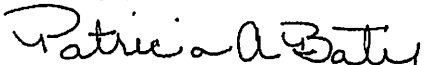
Section 2: The delegation request to amend the platted Non-Vehicular Access Line (NVAL) along Bonaventure Boulevard, adjacent to Parcel Tract A-1 to legally enable the proposed access from Bonaventure Boulevard for the proposed City of Weston Fire Station No. 21 site is approved, in substantially the form attached as Exhibit "A", together with such non-substantial changes as may be acceptable to the City Manager and approved as to form and legality by the City Attorney.

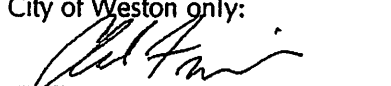
Section 3: The appropriate City officials are authorized to execute all necessary documents to effectuate the intent of this Resolution.

Section 4: This Resolution shall take effect upon its adoption.

ADOPTED by the City Commission of the City of Weston, Florida, this 12<sup>th</sup> day of September 2018.

  
\_\_\_\_\_  
Daniel J. Stermer, Mayor

ATTEST:  
  
\_\_\_\_\_  
Patricia A. Bates, City Clerk

Approved as to form and legality  
for the use of and reliance by the  
City of Weston only:  
  
\_\_\_\_\_  
Jamie Alan Cole, City Attorney

Roll Call:  
Commissioner Jaffe                    Yes  
Commissioner Feuer                Yes  
Commissioner Kallman              Yes  
Commissioner Brown                Yes  
Mayor Stermer                        Yes



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: October 29, 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)  
Weston Estates Plat (001-MP-11)

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

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

#### NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

1. The property owners of Weston Estates plat - Tract -1 (Folio Number 5040 05 12 1260) must fully execute the Amendment to Nonvehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
2. The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
3. An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
  - a. Same legal description as the affected portion of the recorded plat.
  - b. Record owner(s) name(s).
  - c. Mortgage holder(s) name(s) If none, it should so state.
  - d. Date through which records were searched (within 30 days of submittal).
  - e. Original signature and/or seal.
4. For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

#### NON-VEHICULAR ACCESS LINE REQUIREMENTS

5. Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non-vehicular access line along Bonaventure Boulevard adjacent to the plat except at the following openings:
  - a. A 50-foot opening centered 30 feet south of the north plat limits of Tract A-1. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.
  - b. A 100-foot opening centered approximately 162 feet south of the north plat limits of Tract A-1. This opening shall be labeled on Exhibit C: EMERGENCY VEHICLES ONLY.

#### ACCESS REQUIREMENTS

6. The minimum distance from the non-vehicular access line of Bonaventure Boulevard, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 25 feet.

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

7. A 50-foot opening centered 30 feet south of the north plat limits of Tract A-1.

8. A 100-foot opening centered approximately 162 feet south of the north plat limits of Tract A-1.
9. The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.
10. Modification of the existing median opening located adjacent to the 100-foot opening to allow for EMERGENCY ACCESS.

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

11. Southbound right turn lane on Bonaventure Boulevard at the 50-foot opening with 150 feet of storage and 50 feet of transition.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

12. Reconstruct the existing sidewalks (including curb and gutter) along Bonaventure Boulevard in those locations impacted by right turn lane and driveway construction.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

13. Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

14. 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.
15. 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

16. 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

17. 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.
18. 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.
19. 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.
  20. 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.
  21. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
  22. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18-month time frame shall render the approval of this Delegation Request null and void.

dgm

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division



**Application to Change or Waive Requirements  
of the Broward County Land Development Code**

**INSTRUCTIONS**

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

**ROADWAY RELATED**

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

**NON-ROADWAY RELATED**

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat/Site Plan Name Weston Estates  
 Plat/Site Plan Number 001 MP-11 Plat Book - Page 181-168 thru 175 (If recorded)  
 Owner/Applicant City of Weston Phone 954 385 2000  
 Address 17200 Royal Palm Boulevard City Weston State FL Zip Code 33326  
 Owner's E-mail Address Kthomas@westonfl.org Fax # 954 385 2010  
 Agent Calvin, Giordano & Associates, Inc. Phone 954 266 6468  
 Contact Person Hoyt Holden, AICP  
 Address 1800 Eller Drive, Suite 600 City Fort Lauderdale State FL Zip Code 33316  
 Agent's E-mail Address Hoyt@cqaasolutions.com Fax # 954 921 8807

**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; 2

Land Development Code citation(s) Non Vehicular Access Line; Requirements and Access Requirements

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

If yes, indicate name(s), department and date  
DG McGuire via email on 8-13-18 and 8-20-18

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

This site will house a new fire station. Due to site constraints and LDR requirements, this request is to relocate the 50-foot opening to a point centered 30 feet south of the north limits of Tract A-1, continued to be restricted to right turns only, and to add a 100 foot opening restricted to EMERGENCY VEHICLES ONLY centered 162 feet south of the north limits of Tract A-1. The 50 foot opening shall have a minimum return of 25 feet to the nearest parking space.

**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 abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

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

**OWNER/AGENT CERTIFICATION**

State of FLORIDA

County of BROWARD

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]

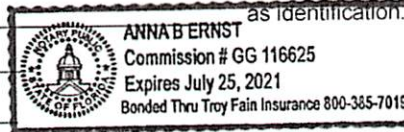
Sworn and subscribed to before me this 5th day of September, 2018

by Hoyt Holden  He/she is personally known to me or

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

Signature of Notary Public Anna B Ernst

Type or Print Name Anna B Ernst



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

Time 10:30 AM Application Date 9/18/2018 Acceptance Date \_\_\_\_\_

Comments Due \_\_\_\_\_ C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,410

Report Due \_\_\_\_\_ Adjacent City none

Plats  Site Plans/Drawings  City Letter  FDOT Letter

Other (Describe) City of Weston Resolution No. 2018-101

Title of Request Non-Vehicular Access Line

Distribute to:  Engineering  Traffic Engineering  Mass Transit

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

Comments \_\_\_\_\_

Received by [Signature]

## NARRATIVE

### Delegation Request to Amend NVAL

### Weston Estates (001-MP-11) PB 181-168

September 17, 2018

The City of Weston, as owner of Tract A-1 of Weston Estates, is requesting an amendment to the recorded NVAL to accommodate the development of a new fire station (Fire Station 21). Access to the proposed site is currently restricted to a 50-foot opening located approximately 47 feet north of the south limits of Tract A-1; this opening is restricted to right turns only. The location and size of this platted opening is insufficient for the use and layout of the proposed fire station.

Due to site constraints, on site circulation is limited and employee/visitor parking is segregated from the emergency vehicle ingress/egress. The request is to relocate the 50-foot opening to approximately 5 feet from the north limits of Tract A-1, still restricted to right turns only, while creating a 100-foot opening restricted to Emergency Vehicles Only at the south limits of Tract A-1. Formally described as:

#### Proposed amendments:

#### 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) Along the ULTIMATE right-of-way for Bonaventure Boulevard, except at the 50-foot opening centered 47 feet north of 30 feet south of the north limits of Tract A-1. This opening is restricted to Right Turns Only.
- 2) Along the ULTIMATE right-of-way for Bonaventure Boulevard, except at the 100-foot opening centered 162 feet south of the north limits of Tract A-1. This opening is restricted to Emergency vehicles Only.

Said non-access line shall extend west along the following:

- A) The north plat limits of Blatt Boulevard for a minimum of 100 feet.
- B) The south plat limits of Blatt Boulevard for a minimum of 100 feet.

#### **ACCESS REQUIREMENTS**

- 3) The minimum distance from the non-vehicular access line of Bonaventure Boulevard in the 50-foot opening, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be ~~50~~ 25 feet.

~~No site plan was submitted for review; therefore, the design of the opening for the fire station could not be determined at this time.~~ The design of this driveway is subject to County approval.

Existing

**EXHIBIT "B"**  
**DESCRIPTION**  
**OLD NON-VEHICULAR ACCESS LINE**  
**FIRE STATION 21, WESTON ESTATES, P.B. 181, PGS. 168-175, B.C.R.**  
**CITY OF WESTON, BROWARD COUNTY, FLORIDA**

A Non-Vehicular Access Line being a portion of Tract A-1, WESTON ESTATES as recorded in Plat Book 181, Pages 168 thru 175 of the Public Records of Broward County, Florida, said Non-Vehicular Access Line being more particularly described as follows:

COMMENCE at the most Northerly corner of said Tract A-1;

THENCE on an assumed bearing of S 04° 57' 28" E along the Easterly line of said Tract A-1 a distance of 323.33 feet to the POINT OF BEGINNING of a Non-Vehicular Access Line;

THENCE S 40° 02' 32" W along the said Non-Vehicular Access Line, continuing along the said Easterly line of Tract A-1 a distance of 139.09 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue S 40° 02' 32" W continuing along the said Easterly line of Tract A-1, a distance of 50.00 feet;

THENCE S 49° 57' 28" E continuing along the said Easterly line of Tract A-1, a distance of 12.00 feet to the POINT OF BEGINNING of a Non-Vehicular Access Line;


THENCE S 40° 02' 32" W along the said Non-Vehicular Access Line and continuing along the Easterly line of said Tract A-1, a distance of 22.91 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;

Said Non-Vehicular Access Line lies within the City of Weston, Broward County, Florida.

**NOTES:**

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Bearings shown hereon are based on WESTON ESTATES as recorded in Plat Book 181, Pages 168 thru 175, Broward County Records with the Easterly line of Tract A-1 having a bearing of S 40°02'32" W.
3. The description contained herein and shown on the attached sketch does not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC."

  
Date: 9/14/2018  
Steven M. Watts  
Professional Surveyor and Mapper  
Florida Registration Number LS 4588

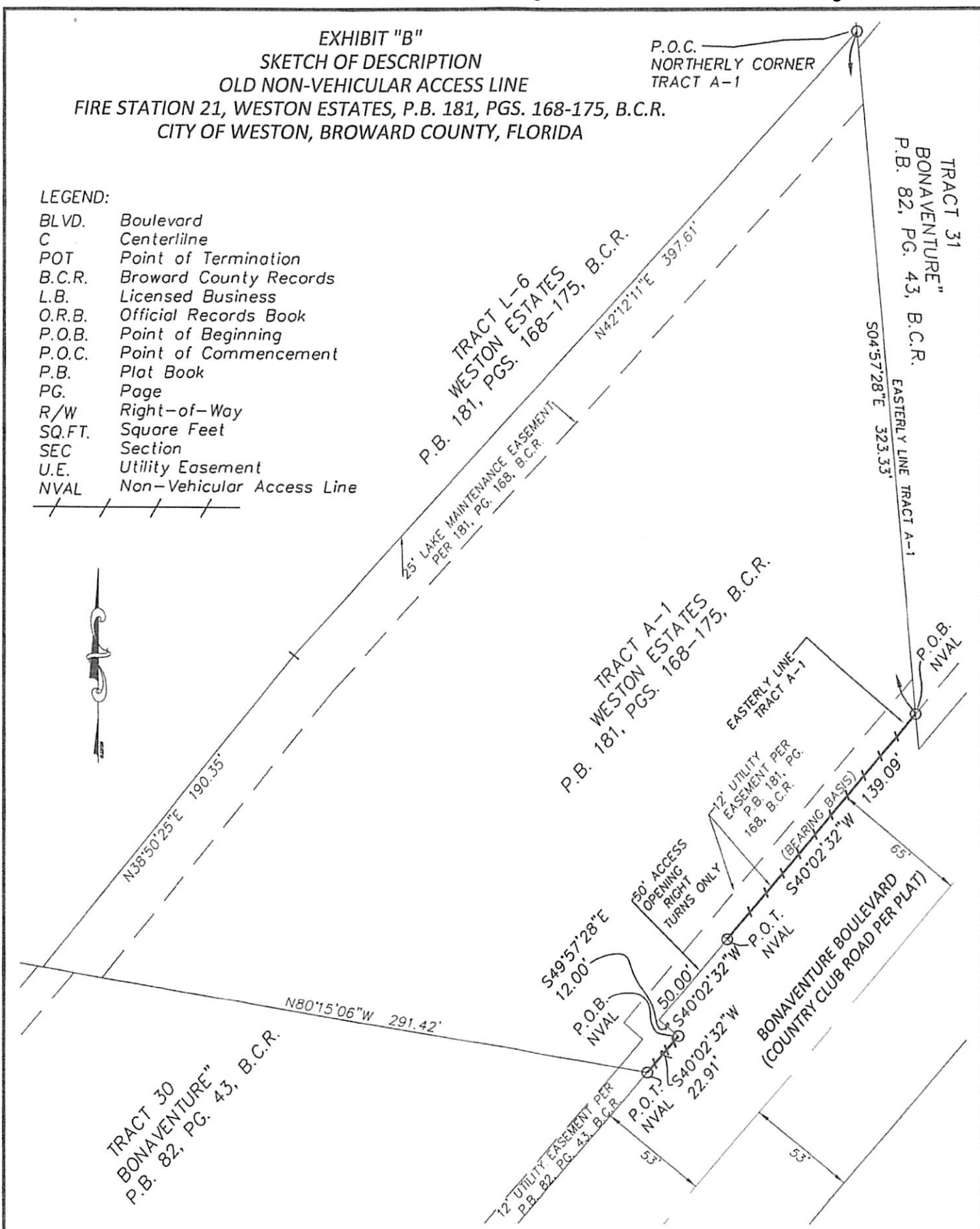
Prepared By:  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
August 22, 2018

P:\Projects\1996962465 Weston Gen Planning & Platting Svcs\SURVEY\SKETCH\Fire Station 21

EXHIBIT "B"  
SKETCH OF DESCRIPTION  
OLD NON-VEHICULAR ACCESS LINE  
FIRE STATION 21, WESTON ESTATES, P.B. 181, PGS. 168-175, B.C.R.  
CITY OF WESTON, BROWARD COUNTY, FLORIDA

LEGEND:

- BLVD. Boulevard
- C Centerline
- POT Point of Termination
- B.C.R. Broward County Records
- L.B. Licensed Business
- O.R.B. Official Records Book
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.B. Plat Book
- PG. Page
- R/W Right-of-Way
- SQ.FT. Square Feet
- SEC Section
- U.E. Utility Easement
- NVAL Non-Vehicular Access Line



**Calvin, Giordano & Associates, Inc.**  
 EXCEPTIONAL SOLUTIONS™  
 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
 Phone: 954.921.7781 • Fax: 954.921.8807

SKETCH OF DESCRIPTION  
 FIRE STATION 21 - CITY OF WESTON  
 OLD NON-VEHICULAR ACCESS LINE

SCALE  
 1"=60'  
 DATE  
 8/23/18

PROJECT No  
 96-2465  
 CAD FILE

SHEET  
 2 OF 2

Proposed

EXHIBIT "C"  
DESCRIPTION  
NEW NON-VEHICULAR ACCESS LINE  
FIRE STATION 21, WESTON ESTATES, P.B. 181, PGS. 168-175, B.C.R.  
CITY OF WESTON, BROWARD COUNTY, FLORIDA

A Non-Vehicular Access Line being a portion of Tract A-1, WESTON ESTATES as recorded in Plat Book 181, Pages 168 thru 175 of the Public Records of Broward County, Florida, said Non-Vehicular Access Line being more particularly described as follows:

COMMENCE at the most Northerly corner of said Tract A-1;

THENCE on an assumed bearing of S 04° 57' 28" E along the Easterly line of said Tract A-1 a distance of 323.33 feet to the POINT OF BEGINNING of a Non-Vehicular Access Line;

THENCE S 40° 02' 32" W along the said Non-Vehicular Access Line, continuing along the said Easterly line of Tract A-1 a distance of 5.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;

THENCE continue S 40° 02' 32" W continuing along the said Easterly line of Tract A-1, a distance of 50.00 feet to the POINT OF BEGINNING of a Non-Vehicular Access Line;

THENCE S 40° 02' 32" W along the said Non-Vehicular Access Line, continuing along the said Easterly line of Tract A-1, a distance of 57.00 feet to the POINT OF TERMINATION of said Non-Vehicular Access Line;

Said Non-Vehicular Access Line lies within the City of Weston, Broward County, Florida.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Bearings shown hereon are based on WESTON ESTATES as recorded in Plat Book 181, Pages 168 thru 175, Broward County Records with the Easterly line of Tract A-1 having a bearing of S 40°02'32" W.
3. The description contained herein and shown on the attached sketch does not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

 Date: 9/4/2018

Steven M. Watts  
Professional Surveyor and Mapper  
Florida Registration Number LS 4588

Prepared By:  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
1800 Eller Drive, Suite 600  
Fort Lauderdale, Florida 33316  
August 31, 2018

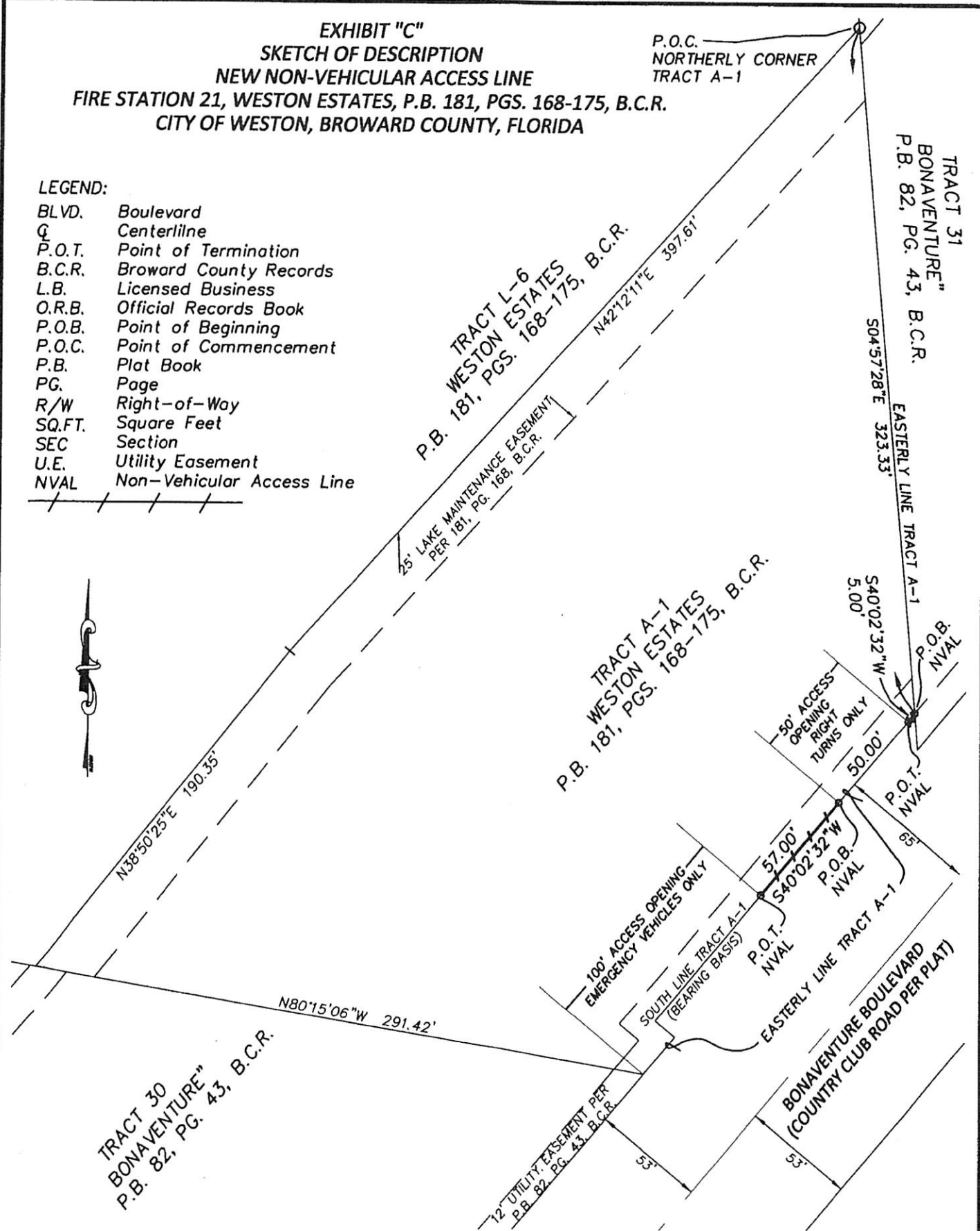
P:\Projects\1996\962465 Weston Gen Planning & Platting Svcs\SURVEY\SKETCH\Fire Station 21



**EXHIBIT "C"**  
**SKETCH OF DESCRIPTION**  
**NEW NON-VEHICULAR ACCESS LINE**  
**FIRE STATION 21, WESTON ESTATES, P.B. 181, PGS. 168-175, B.C.R.**  
**CITY OF WESTON, BROWARD COUNTY, FLORIDA**

**LEGEND:**

- BLVD. Boulevard
- ☉ Centerline
- P.O.T. Point of Termination
- B.C.R. Broward County Records
- L.B. Licensed Business
- O.R.B. Official Records Book
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.B. Plat Book
- PG. Page
- R/W Right-of-Way
- SQ.FT. Square Feet
- SEC Section
- U.E. Utility Easement
- NVAL Non-Vehicular Access Line



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**SKETCH OF DESCRIPTION**  
**FIRE STATION 21 - CITY OF WESTON**  
**NEW NON-VEHICULAR ACCESS LINE**

|                 |                        |        |
|-----------------|------------------------|--------|
| SCALE<br>1"=60' | PROJECT No.<br>96-2465 | SHEET  |
| DATE<br>8/31/18 | CAD FILE               | 2 OF 2 |