

STAFF REPORT
College Crossings Two
034-MP-13

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 February 11, 2014 for 20,000 square feet of bank use and 425,250 square feet of commercial use on Parcel A and 124-room hotel on Parcel B. The property is located on 152.7 acres south side of Reese Road, between Davie Road and Florida’s Turnpike, in the Town of Davie. The plat was recorded on November 20, 2015 (Plat Book 181, Page 36).

The current note on the face of the plat, approved by the Board on May 10, 2016 (Official Records Book 41507, Page 682) reads as follows:

This plat is restricted to 350 townhouse units and 435,618 square feet of commercial use on Parcel A-1 (see attached sketch and legal description), 106 garden apartments and 288 mid-rise units on Parcel A-2-A (see attached sketch and legal description), 78 mid-rise units and 75-room hotel on Parcel A-2-B (see attached sketch and legal description), and a 124-room hotel on Parcel B.

The applicant is requesting to revise the note on the face of the plat to reduce the commercial use to 251,450 square feet on Parcel A-1, create Parcel A-3-A from a portion of Parcel A-1 which shall be restricted to 115,000 square feet of industrial use, and create Parcel A-3-B from another portion of Parcel A-1 which shall be reduced in size and restricted to 585,000 square feet of industrial use. The proposed note language reads as follows:

This plat is restricted to 350 townhouse units and **251,450 square feet of commercial use on Parcel A-1** (see attached sketch and legal description), 106 garden apartments and 288 mid-rise units on Parcel A-2-A (see attached sketch and legal description), 78 mid-rise units and 75-room hotel on Parcel A-2-B (see attached sketch and legal description), **115,000 square feet of industrial use on parcel A-3-A, 585,000 square feet of industrial use on Parcel A-3-B**, and a 124-room hotel on Parcel B.

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 “Town of Davie Regional Activity Center” land use category. Planning Council staff note this plat is subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center,” as recorded in Official Record Book 41265, Page 15-20. Further, it is noted that the Town of Davie Regional Activity Center permits 11,903 dwelling units. The first 8,729 dwelling units were not subject to Broward County Land Use Plan Policy 2.16.2 (the associated amendment, PC 98-7, was adopted June 9, 1998); however, the additional 3,174 dwelling units were the subject of Broward County Land Use Plan amendment PCT 10-6, which was approved by the Broward County

Commission on September 28, 2010. The amendment was subject to Policy 2.16.2 and was found to satisfy the same based on the Town of Davie's assessment of its affordable housing needs, solutions and accomplishments, and municipal actions that address the Town's implementation of affordable housing strategies.

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. This request represents no change in the PM peak hour trips generated by development within the plat. The plat is located within the South Central Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Impact Fees

Road fees have been satisfied for the 124-room hotel on Parcel B, 288 mid-rise units and 106 garden apartments on Parcel A-2-A. School impact and regional park impact and administrative fees were paid for the residential development on Parcel A-2-A. The additional PM peak hour trips generated by this request or any development which has not been constructed but included in the current plat note shall be subject to transportation concurrency fees. The fees will be assessed 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. If a demolition permit of existing structures is issued more than eighteen (18) months prior to the date of development and environmental review of constructions plan, transportation concurrency fees will be assessed and paid in accordance with the current fee schedule which may be amended every October 1.

Reviewing Agency Comments

The attached Resolution No. R 2019-014 adopted January 2, 2019 by the Town of Davie indicates no objection to the requested amendment.

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

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Aviation Department has advised that this property is within 20,000-feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 or the Broward County Airport Zoning

Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. 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 Town of Davie and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the Planning and Zoning Manager for the Town of Davie's Planning and Zoning Department at 954-797-1075, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g).

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 **March 28, 2020**.

The amended note must also include language stating the following:

- A) Any structure within this plat must comply with Section 2B.1.f., Development Review requirements of the Broward County Land Use Plan regarding hazards to air navigation.
- B) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued for **Parcels A-3-A and A-3-B** by **March 28, 2024**, 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
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed for **Parcels A-3-A**

and A-3-B by March 28, 2024, 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.

JWP





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for College Crossings Two (Parcels A-1, A-3-A and A-3-B)
(034-MP-13) Town of Davie

DATE: February 5, 2019

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

FROM: Parcel A-1 is restricted to 435,618 square feet of commercial use and 350 townhouse units.

TO: Parcel A-1 is restricted to 251,450 square feet of commercial use and 350 townhouse units, Parcel A-3-A is restricted to 115,000 square feet of general industrial use, and Parcel A-3-B is restricted to 585,000 square feet of general industrial use.

The Future Land Use Element of the Town of Davie Comprehensive Plan is the effective land use plan for the Town of Davie. That plan designates the area covered by this plat for the uses permitted in the "Town of Davie Regional Activity Center" land use category. This plat is generally located on the south side of Reese Road, between Davie Road and the Florida Turnpike.

Regarding the proposed uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 41265, Pages 15-20.

Further, it is noted that the Town of Davie Regional Activity Center permits 11,903 dwelling units. The first 8,729 dwelling units were not subject to Broward County Land Use Plan Policy 2.16.2 (the associated amendment, PC 98-7, was adopted June 9, 1998); however, the additional 3,174 dwelling units were the subject of Broward County Land Use Plan amendment PCT 10-6, which was approved by the Broward County Commission on September 28, 2010. The amendment was subject to Policy 2.16.2 and was found to satisfy the same based on the Town of Davie's assessment of its affordable housing needs, solutions and accomplishments, and municipal actions that address the Town's implementation of affordable housing strategies.

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February 5, 2019
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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: Rick Lemack, Town Administrator
Town of Davie

David Quigley, Manager, Planning and Zoning Division
Town of Davie



RESOLUTION NO. R 2019-014

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "COLLEGE CROSSINGS TWO", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the "College Crossings Two" was recorded in the public records of Broward County in Plat Book 181, Pages 36, 37, 38, 39, 40 and 41;

WHEREAS, the owner desires to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this change prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie has no objection to amending the restrictive note shown on the "College Crossings Two" plat through Delegation Application (DG)18- 302 and being specifically described in the Exhibit "A".


SECTION 2. Any improvements required to satisfy Transit Oriented Concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 2ND DAY OF JANUARY, 2019.


MAYOR/COUNCILMEMBER

ATTEST:


TOWN CLERK

APPROVED THIS 2ND DAY OF JANUARY, 2019.

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

Application: Delegation Request to amend the note to decrease commercial use on Parcel A-1 by 184,168 square feet and add 115,000 square feet of industrial use on Parcel A-3-A, and 585,000 square feet industrial use on Parcel A-3-B.

File Number: 034-MP-13

Project Name: College Crossings Two

Comments Due: February 5, 2019

Development Type: Parcel A-1: Residential (350 Townhouse Units); Commercial (251,450 Square Feet); Parcel A-2-A: Residential (106 Garden Apartments, and 288 Mid-Rise Units); Parcel A-2-B: Residential (78 Mid-Rise Units, 75-Room Hotel); Parcel A-3-A: Industrial (115,000 Square Feet); Parcel A-3-B: Industrial (585,000 Square Feet); Parcel B: Residential (124-Room Hotel)

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 Town of Davie and is in the Tindall Hammock Irrigation and Soil Conservation District. Surface water management plans for this plat must meet the criteria of the Irrigation and Soil Conservation District. A surface water management permit must be obtained from this District prior to any construction.

Potable Water Review

This plat will be served by the Ferncrest Utilities Water Treatment Plant which has a capacity of 1.000 MGD, a maximum daily flow of 0.470 MGD, and the estimated project's flow is 0.380 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:	Ferncrest
Flow Data:	As of 09/18
EPGMD Licensed Capacity	0.5450 MGD
12 Month Average Flow:	0.3600 MGD
Existing Flow Reserved by Building Permit:	0.0080 MGD
Total Committed Flow:	0.3680 MGD
Estimated Project Flow:	0.0950 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

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substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

Natural Resources Preservation

Portion of this plat is located in a wellfield zone #3 of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

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

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

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 Town of Davie if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. 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

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information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5ddd9c>

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 Broward County Hazardous Material License may be required. Contact the Environmental Assessment and Remediation Section of the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
4. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
5. A Storage Tank License may be required if there will be fuel storage associated with either an emergency generator system or a service station. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.
6. The subject plat is in the vicinity of 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.

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 COLLEGE CROSSINGS TWO

Plat Number 34-MP-13 Plat Book - Page 181-36 (If recorded)

Owner/Applicant Forman Industrial Land, LLC, c/o JMI Consulting Phone (954) 524-4578

Address 888 SE 3 Avenue, Suite 501 City Fort Lauderdale State FL Zip Code 33316

Owner's E-mail Address Jim McCulla: jim@jmiconsulting.org Fax # N/A

Agent Craven Thompson & Associates, Inc. Phone 954-739-6400

Contact Person Catherine A. Donn

Address 3563 NW 53 ST City Ft. Lauderdale State FL Zip Code 33309

Agent's E-mail Address cdonn@craventhompson.com Fax # N/A

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 ATTACHED EXHIBIT B

Proposed note for entire plat SEE ATTACHED EXHIBIT B

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
TINDALL HAMMOCK IRRIGATION AND SOIL CONSERVATION DISTRICT (Fern Crest)

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
TINDALL HAMMOCK IRRIGATION AND SOIL CONSERVATION DISTRICT (Fern Crest)

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 704

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS 0

Number of students for a daycare center or school STUDENTS 0

Reasons for this request (Attach additional sheet if necessary.) This is a new 34.057 AC vacant parcel, and is currently being developed with 3 buildings for general industrial use, so a note amendment is necessary.

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

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

Please see reverse side for Required Documentation and Owner/Agent Certification

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

- ✓ • Recorded or approved plat.
- ✓ • Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- N/A • 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. emails w/ Karina verifying \$2,090 appl fee

School Concurrency Submission Requirements:

- N/A • 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?
ACTIVITY CENTER	0	0			

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 *Catherine A. Donn*
Sworn and subscribed to before me this 4 th day of January
by CATHERINE A. DONN He/she is not a Notary Public or as a Notary Public.

Has presented _____
Signature of Notary Public *Patricia A. Gilbert*
Type or Print Name PATRICIA A. GILBERT



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 1/7/2019 Acceptance Date 1/22/2019
Comments Due 2/5/2019 C.C. Mtg. Date TBD Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) _____
Title of Request CC2 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 N/A Received by *Jean Paul Perez*

EXHIBIT A

THIS PLAT IS RESTRICTED FROM:

350 TOWNHOUSE UNITS AND 435,618 SF OF COMMERCIAL USE ON PARCEL "A-1"
(see attached sketch and legal description),
106 GARDEN APARTMENTS AND 288 MID-RISE UNITS ON PARCEL "A-2-A"
(see attached sketch and legal description),
78 MID-RISE UNITS AND A 75-ROOM HOTEL ON PARCEL "A-2-B",
(see attached sketch and legal description),
AND A 124-ROOM HOTEL ON PARCEL "B".

NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

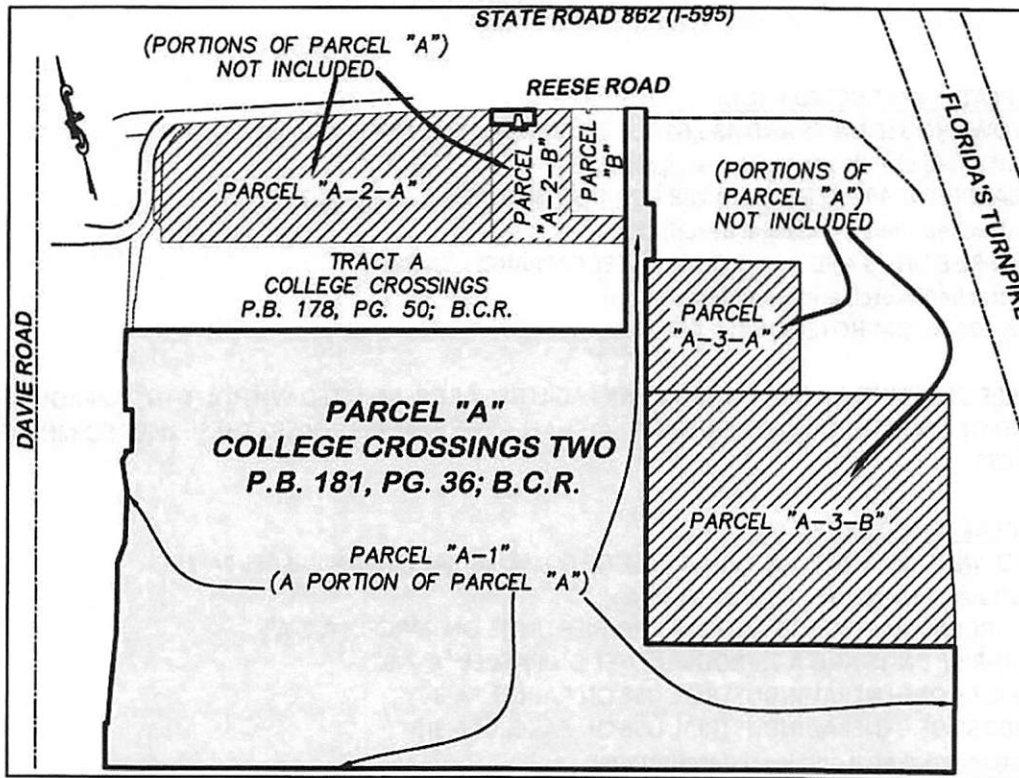
THIS PLAT IS RESTRICTED TO:

350 TOWNHOUSE UNITS AND 251,450 SF OF COMMERCIAL USE ON PARCEL "A-1"
(see attached sketch and legal description),
106 GARDEN APARTMENTS AND 288 MID-RISE UNITS ON PARCEL "A-2-A"
78 MID-RISE UNITS AND A 75-ROOM HOTEL ON PARCEL "A-2-B",
115,000 SF OF GENERAL INDUSTRIAL USE ON PARCEL "A-3-A",
585,000 SF OF GENERAL INDUSTRIAL USE ON PARCEL "A-3-B",
(see attached sketch and legal descriptions),
AND A 124-ROOM HOTEL ON PARCEL "B".

NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

FOR: **FORMAN INDUSTRIAL LAND**

**SKETCH AND DESCRIPTION
PARCEL "A-1"**



PARCEL EXHIBIT (NOT TO SCALE)

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH BOUNDARY OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 75°15'23" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 5 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Raymond Young
Digitally signed
by Raymond Young
Date:
2018.11.30
11:21:55 -05'00'

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

R:\SURVEY\1987\870050T02 PACIFIC STAR\DWG\SD-GEYSTAR_PRCL A-1_REVISED

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE TITLE	9-22-14	RY	CD
2. REVISE BOUNDARY	5-14-15	RY	TCS
3. REV. BNDY PER PLAT AMENDMENT	10-29-18	RY	RY
4. EXCLUDE PRCLS. A-3-A & A-3-B	11-30-18	RY	TCS

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ENGINEERS • PLANNERS • SURVEYOR'S
3583 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33308 FAX: (954) 739-8409 TEL: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

JOB NO.: 87-0050-T04	SHEET 1 OF 5 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 04-30-14

PARCEL "A-1"

LEGAL DESCRIPTION:

ALL OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

LESS AND EXCEPT PARCEL "A-2-A" DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 75°15'32" WEST, A DISTANCE OF 222.90 FEET; THENCE SOUTH 15°59'34" WEST, A DISTANCE OF 15.95 FEET; THENCE NORTH 74°00'26" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 15°59'34" EAST, A DISTANCE OF 15.60 FEET; THENCE NORTH 75°55'33" WEST, A DISTANCE OF 214.13 FEET; THENCE NORTH 75°50'48" WEST, A DISTANCE OF 162.99 FEET TO THE POINT OF BEGINNING, THE LAST SIX (6) DESCRIBED COURSES BEING ALONG THE NORTH BOUNDARY OF SAID PARCEL "A" AND THE NORTH BOUNDARY OF PARCEL "B" OF SAID COLLEGE CROSSINGS TWO AND THE SOUTH RIGHT OF WAY LINE OF REESE ROAD; THENCE SOUTH 14°45'28" WEST ALONG A LINE 316 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE WEST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 521.47 FEET; THENCE NORTH 75°15'23" WEST ALONG A BOUNDARY OF SAID PARCEL "A", SAID LINE ALSO LYING 360.51 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH BOUNDARY OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 50 OF SAID PUBLIC RECORDS, A DISTANCE OF 1296.76 FEET; THENCE NORTH 14°44'37" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 29°45'53" WEST, A DISTANCE OF 42.79 FEET; THENCE NORTH 15°43'38" EAST, A DISTANCE OF 210.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 195.00 FEET, THROUGH A CENTRAL ANGLE OF 56°42'43", FOR AN ARC DISTANCE OF 193.01 FEET TO A POINT ON THE ARC OF CIRCULAR CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS SOUTH 00°00'29" WEST, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG A WEST BOUNDARY OF SAID PARCEL "A"; THENCE EASTERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 11°02'43", FOR AN ARC DISTANCE OF 9.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78°56'48" EAST, A DISTANCE OF 369.82; THENCE SOUTH 78°29'29" EAST, A DISTANCE OF 269.49; THENCE SOUTH 77°30'34" EAST, A DISTANCE OF 269.11; THENCE SOUTH 76°48'00" EAST, A DISTANCE OF 270.37 FEET; THENCE SOUTH 75°50'48" EAST, A DISTANCE OF 45.72 FEET TO THE POINT OF BEGINNING, THE LAST SIX (6) DESCRIBED COURSES LYING ALONG SAID NORTH BOUNDARY OF SAID PARCEL "A" AND SAID SOUTH RIGHT OF WAY LINE OF REESE ROAD.

ALSO LESS AND EXCEPT PARCEL "A-2-B" DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 75°15'32" WEST, A DISTANCE OF 222.90 FEET; THENCE SOUTH 15°59'34" WEST, A DISTANCE OF 15.95 FEET; THENCE NORTH 74°00'26" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 15°59'34" EAST, A DISTANCE OF 15.60 FEET; THENCE NORTH 75°55'33" WEST, A DISTANCE OF 61.10 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL "B" OF SAID COLLEGE CROSSINGS TWO, THE LAST FIVE (5) DESCRIBED COURSES BEING ALONG THE NORTH BOUNDARIES OF SAID PARCEL "A" AND SAID PARCEL "B" AND THE SOUTH RIGHT OF WAY LINE OF REESE ROAD; THENCE SOUTH 14°45'28" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 422.00 FEET; THENCE SOUTH 75°14'32" EAST ALONG THE SOUTH BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 216.00 FEET; THENCE SOUTH 14°45'28" WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 102.88 FEET; THENCE NORTH 75°15'23" WEST ALONG A BOUNDARY OF SAID PARCEL "A", SAID LINE ALSO LYING 360.51 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH BOUNDARY OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 50 OF SAID PUBLIC RECORDS, A DISTANCE OF 532.00 FEET; THENCE NORTH 14°45'28" EAST ALONG A LINE 316.00 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID WEST BOUNDARY, A DISTANCE OF 464.58 FEET; THENCE SOUTH 75°14'32" EAST, A DISTANCE OF 79.61 FEET; THENCE SOUTH 14°45'28" WEST, A DISTANCE OF 17.98 FEET; THENCE SOUTH 75°14'32" EAST, A DISTANCE OF 56.85 FEET; THENCE NORTH 14°45'28" EAST, A DISTANCE OF 17.98 FEET; THENCE SOUTH 75°14'32" EAST, A DISTANCE OF 35.18 FEET; THENCE NORTH 14°45'28" EAST, A DISTANCE OF 58.71 FEET; THENCE SOUTH 75°55'33" EAST ALONG SAID NORTH BOUNDARY AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 144.37 FEET TO THE POINT OF BEGINNING.

(CONTINUED ON SHEET 3 OF 5 SHEETS)

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JOB NO.: 87-0050-T04	SHEET 2 OF 5 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 04-30-14

PARCEL "A-1"

LEGAL DESCRIPTION: (CONTINUED FROM SHEET 2 OF 5 SHEETS)

ALSO LESS AND EXCEPT PARCEL "A-3-A" DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 14°48'05" EAST ALONG THE EAST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 495.00 FEET; THENCE NORTH 75°15'23" WEST ALONG THE SOUTH BOUNDARY OF PROPOSED PARCEL "A-3-B", A DISTANCE OF 1209.78 FEET; THENCE NORTH 14°45'28" EAST ALONG THE WEST BOUNDARY OF SAID PROPOSED PARCEL "A-3-B", A DISTANCE OF 986.49 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED PARCEL "A-3-B" AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 14°45'28" EAST ALONG THE NORTHERLY EXTENSION OF SAID WEST BOUNDARY, A DISTANCE OF 518.02 FEET; THENCE SOUTH 75°15'23" EAST ALONG A PORTION OF A NORTH BOUNDARY OF SAID PARCEL "A" AND ITS WESTERLY EXTENSION, A DISTANCE OF 351.43 FEET; THENCE SOUTH 14°49'08" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 75°15'23" EAST, A DISTANCE OF 250.00 FEET THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE BOUNDARY OF SAID PARCEL "A"; THENCE SOUTH 14°49'08" WEST ALONG AN EASTERLY BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 511.65 FEET; THENCE NORTH 75°11'45" WEST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 600.87 FEET TO THE POINT OF BEGINNING..


ALSO LESS AND EXCEPT PARCEL "A-3-B" DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 14°48'05" EAST ALONG THE EAST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 495.00 FEET TO THE POINT ON BEGINNING; THENCE NORTH 75°15'23" WEST, A DISTANCE OF 1209.78 FEET; THENCE NORTH 14°45'28" EAST, A DISTANCE OF 986.49 FEET TO THE SOUTHWEST CORNER OF PROPOSED PARCEL "A-3-A"; THENCE SOUTH 75°11'45" EAST ALONG THE SOUTH BOUNDARY OF SAID PROPOSED PARCEL "A-3-A" AND ALONG A NORTH BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1185.87 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 14°48'05" WEST, A DISTANCE OF 482.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1653.24, THROUGH A CENTRAL ANGLE OF 07°03'20", FOR AN ARC DISTANCE OF 203.58 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1603.24 FEET, THROUGH A CENTRAL ANGLE OF 07°03'20", FOR AN ARC DISTANCE OF 197.43 TO A POINT OF TANGENCY; THENCE SOUTH 14°48'05" WEST, A DISTANCE OF 102.71 FEET TO THE POINT OF BEGINNING, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG AN EAST BOUNDARY OF SAID PARCEL "A".

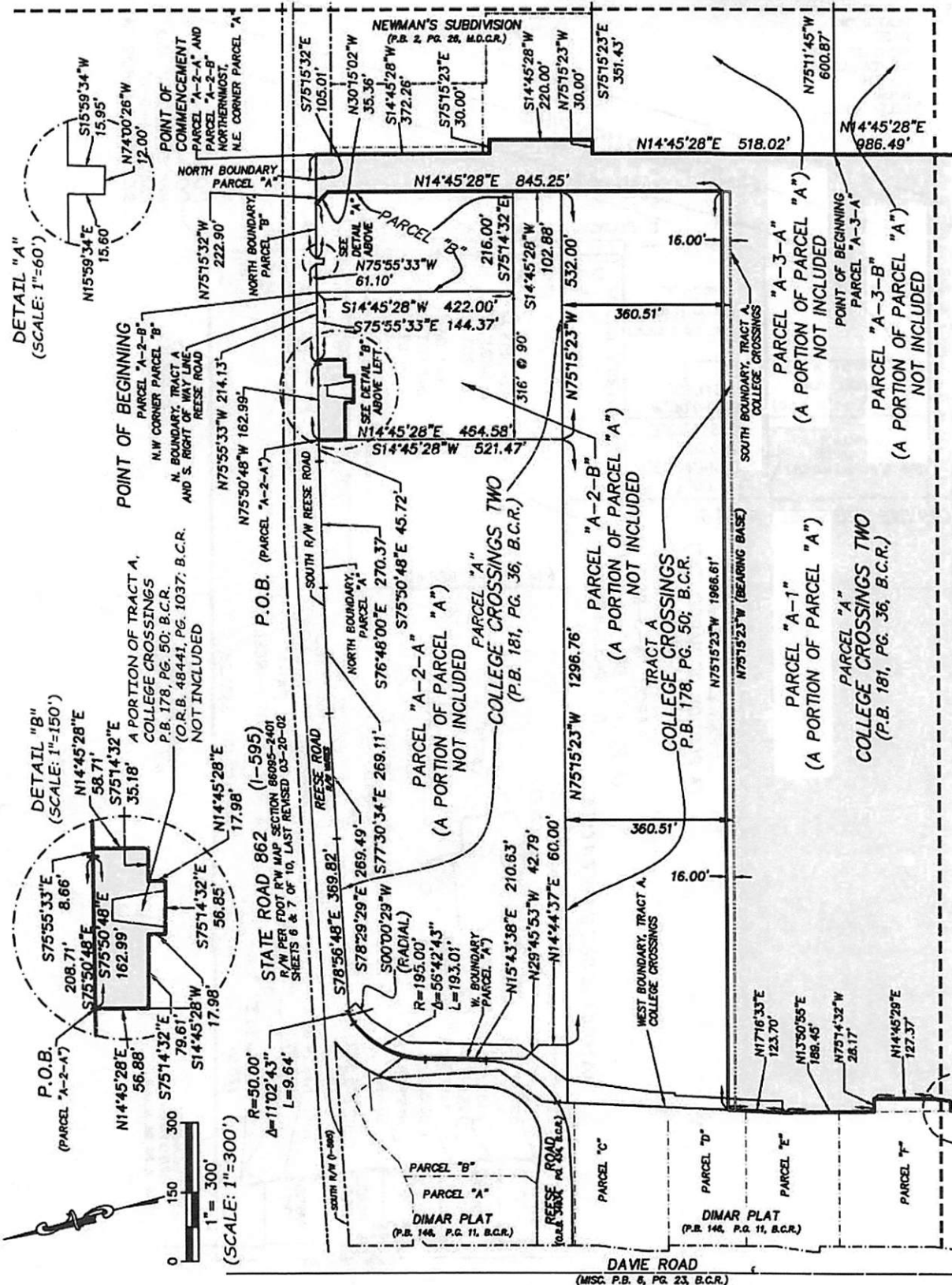
SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 4,247,841 SQUARE FEET OR 97.517 ACRES MORE OR LESS.

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	DRAWN BY: RY	F.B. N/A PG. N/A
	CHECKED BY: TCS	DATED: 04-30-14

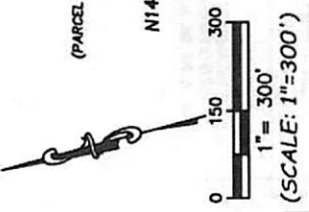
PARCEL "A-1"

MATCHLINE SEE SHEET 5 OF 5



DETAIL "A"
(SCALE: 1"=60')

DETAIL "B"
(SCALE: 1"=150')



MATCHLINE SEE SHEET 5 OF 5

R:\SURVEY\1987\870050T02 PACIFIC STAR\DWG\SD-GEYSTAR_PRCL A-1_REVISD

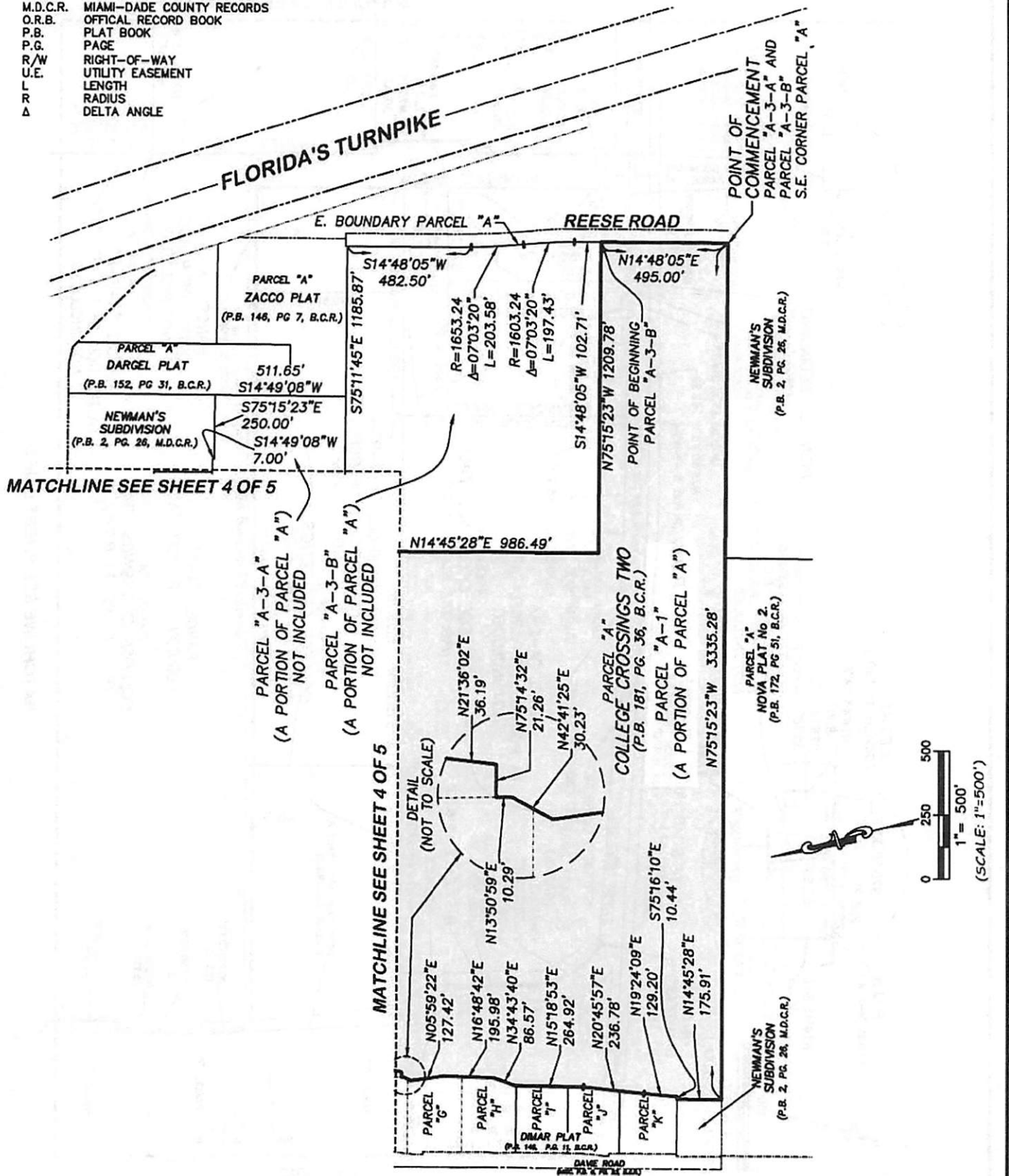
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JOB NO.: 87-0050-T04	SHEET 4 OF 5 SHEETS
DRAWN BY: RY	F.B.N/A PG.N/A
CHECKED BY: TCS	DATED: 04-30-14

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- L LENGTH
- R RADIUS
- Δ DELTA ANGLE

PARCEL "A-1"



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JOB NO.: 87-0050-T04	SHEET 5 OF 5 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 04-30-14

FOR: FORMAN INDUSTRIAL LAND

SKETCH AND DESCRIPTION PARCEL "A-3-A"

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 14°48'05" EAST ALONG THE EAST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 495.00 FEET; THENCE NORTH 75°15'23" WEST ALONG THE SOUTH BOUNDARY OF PROPOSED PARCEL "A-3-B", A DISTANCE OF 1209.78 FEET; THENCE NORTH 14°45'28" EAST ALONG THE WEST BOUNDARY OF SAID PROPOSED PARCEL "A-3-B", A DISTANCE OF 986.49 FEET TO THE NORTHWEST CORNER OF SAID PROPOSED PARCEL "A-3-B" AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 14°45'28" EAST ALONG THE NORTHERLY EXTENSION OF SAID WEST BOUNDARY, A DISTANCE OF 518.02 FEET; THENCE SOUTH 75°15'23" EAST ALONG A PORTION OF A NORTH BOUNDARY OF SAID PARCEL "A" AND ITS WESTERLY EXTENSION, A DISTANCE OF 351.43 FEET; THENCE SOUTH 14°49'08" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 75°15'23" EAST, A DISTANCE OF 250.00 FEET THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE BOUNDARY OF SAID PARCEL "A"; THENCE SOUTH 14°49'08" WEST ALONG AN EASTERLY BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 511.65 FEET; THENCE NORTH 75°11'45" WEST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 600.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 309,847 SQUARE FEET OR 7.113 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH BOUNDARY OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 75°15'23" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

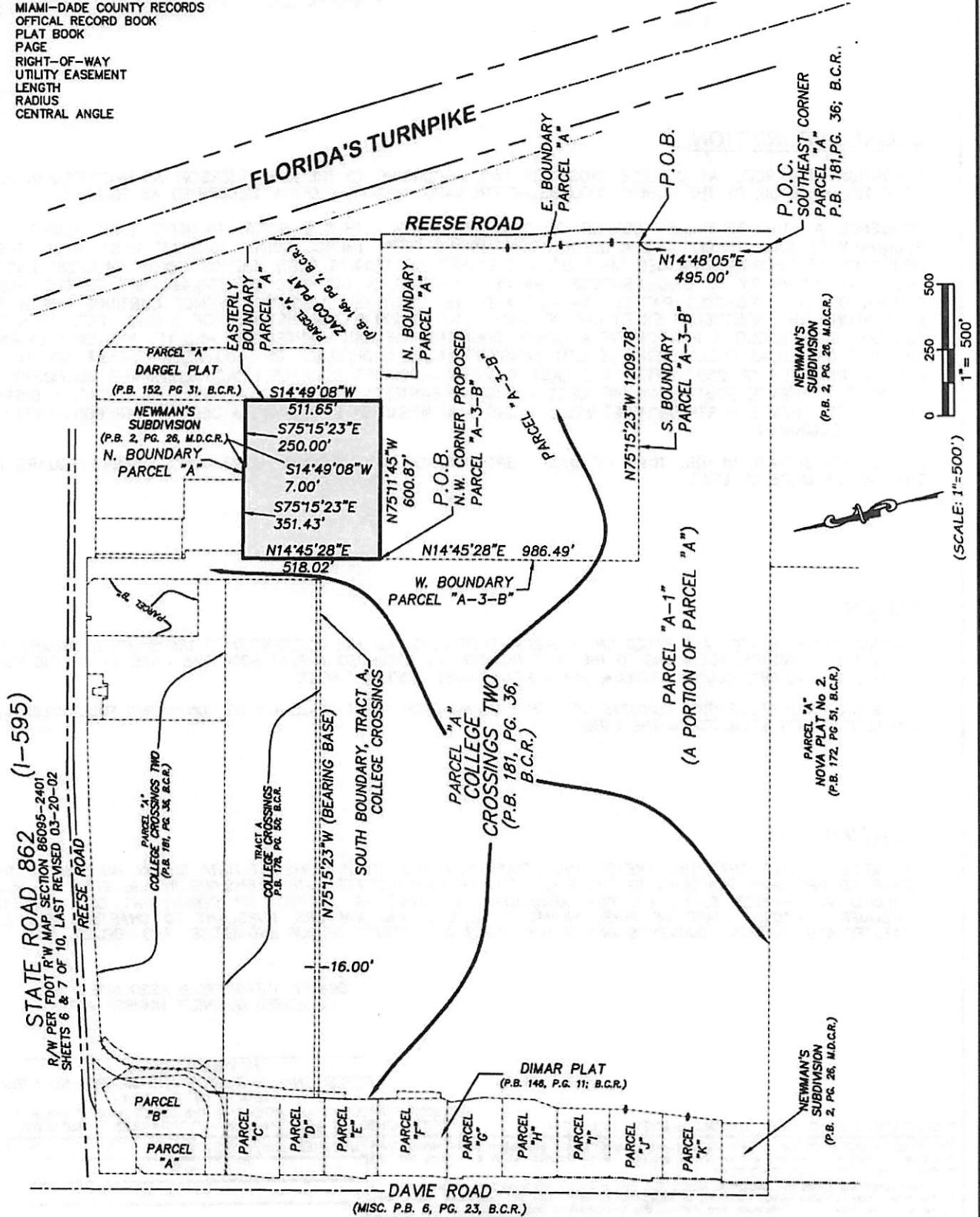
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JOB NO.: 87-0050-T12-02	SHEET 1 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 11-30-18

PARCEL "A-3-A"

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- O.R.B. OFFICAL RECORD BOOK
- PLAT BOOK PLAT BOOK
- P.G. PAGE
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE



STATE ROAD 862 (I-595)
R/W PER FOOT R/W MAP SECTION 86095-2401
SHEETS 6 & 7 OF 10, LAST REVISED 03-20-02

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JOB NO.: 87-0050-T12-02	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 10-30-18

FOR: FORMAN INDUSTRIAL LAND

SKETCH AND DESCRIPTION PARCEL "A-3-B"

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 14°48'05" EAST ALONG THE EAST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 495.00 FEET TO THE POINT ON BEGINNING; THENCE NORTH 75°15'23" WEST, A DISTANCE OF 1209.78 FEET; THENCE NORTH 14°45'28" EAST, A DISTANCE OF 986.49 FEET TO THE SOUTHWEST CORNER OF PROPOSED PARCEL "A-3-A"; THENCE SOUTH 75°11'45" EAST ALONG THE SOUTH BOUNDARY OF SAID PROPOSED PARCEL "A-3-A" AND ALONG A NORTH BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1185.87 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 14°48'05" WEST, A DISTANCE OF 482.50 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1653.24, THROUGH A CENTRAL ANGLE OF 07°03'20", FOR AN ARC DISTANCE OF 203.58 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1603.24 FEET, THROUGH A CENTRAL ANGLE OF 07°03'20", FOR AN ARC DISTANCE OF 197.43 TO A POINT OF TANGENCY; THENCE SOUTH 14°48'05" WEST, A DISTANCE OF 102.71 FEET TO THE POINT OF BEGINNING, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG AN EAST BOUNDARY OF SAID PARCEL "A".

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 1,176,179 SQUARE FEET OR 27.001 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH BOUNDARY OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 75°15'23" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R:\SURVEY\1987\870050T02 PACIFIC STAR\DWG\SD-GEYSTAR_PRCL A-3-B

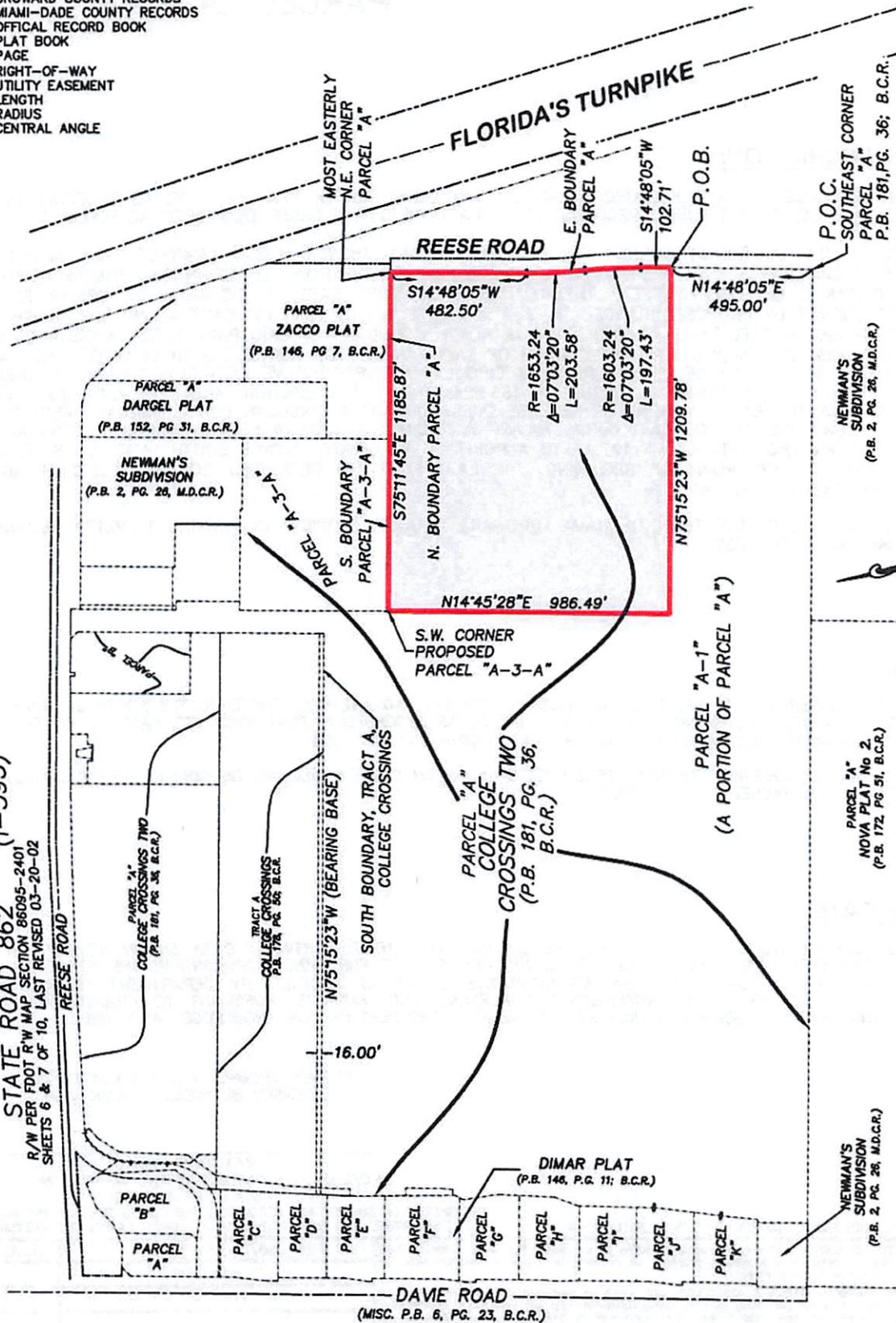
<p>THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.</p> <p>The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">UPDATES and/or REVISIONS</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">CK'D</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	UPDATES and/or REVISIONS	DATE	BY	CK'D																
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<p>CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYOR'S 3583 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 738-8409 TEL.: (954) 738-8400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">JOB NO.: 87-0050-T12-02</td> <td style="width: 50%;">SHEET 1 OF 2 SHEETS</td> </tr> <tr> <td>DRAWN BY: RY</td> <td>F.B. N/A PG. N/A</td> </tr> <tr> <td>CHECKED BY: TCS</td> <td>DATED: 11-30-18</td> </tr> </table>	JOB NO.: 87-0050-T12-02	SHEET 1 OF 2 SHEETS	DRAWN BY: RY	F.B. N/A PG. N/A	CHECKED BY: TCS	DATED: 11-30-18														
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PARCEL "A-3-B"

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE

STATE ROAD 862 (I-595)
R/W PER FDOT R/W MAP SECTION 86095-2401
SHEETS 6 & 7 OF 10, LAST REVISED 03-20-02



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