

Project Information

Application Number <u>165 - MP-84</u>

Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102 \cdot Plantation, FL 33324 \cdot T: 954-357-6666 F: 954-357-6521 \cdot Broward.org/Planning

Development and Environmental Review Online Application

Plat/Site Plan Name							
Pembroke Lakes Regional Co	enter Plat						
Plat/Site Number		Plat Book - Page (if recorded)					
165-mp-84 Owner/Applicant/Petitioner Name		PB 127 PG 50		# 1 T			
South Broward Hospital Distr	ict		2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2				
Address		City	State	Zip			
3501 Johnson Street		Hollywood	FL	33201			
954-265-8674	mgreen	span@mhs.net					
Agent for Owner/Applicant/Petitioner		Contact Person					
Hope W. Calhoun, Esq.		Hope W. Calhour	n, Esq.	ing and a			
Address		City	State	Zip			
14 SE 4th Street, Suite 36	<u> </u>	Boca Raton	FL	33432			
Phone	Email	0 1 111					
561-405-3336	ncalnot	ın@dmbblaw.com					
Folio(s)	242 0024						
5140-1313-0028 and 5140-13	313-0024						
Location							
East side of Flamingo	at/between/and	Ith St. (acess road) and	lof Pines Bl	vd.			
north side/corner north street name		street name / side/corner		et name			
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1			p . 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 12 6			
Type of Application (this form re	equired for	all applications)					
Please check all that apply (use attache		Secretaria de la conservación de					
☐ Plat (fill out/PRINT Questionnaire I							
☐ Site Plan (fill out/PRINT Questionn	aire Form, Site	e Plan Checklist)					
☑ Note Amendment (fill out/PRINT Q	uestionnaire F	Form, Note Amendment Check	list)				
☐ Vacation (fill out/PRINT Vacation C	Continuation F	orm, Vacation Checklist, use V	acation Instruc	tions)			
☐ Vacating Plats,	or any Portion	Thereof (BCCO 5-205)					
☐ Abandoning Str	reets, Alleyway	s, Roads or Other Places Use	d for Travel (BC	CAC 27.29)			
☐ Releasing Publi	ic Easements	and Private Platted Easements	or Interests (B	CAC 27.30)			
□ Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)							

Application Status				
Has this project been previously submitted?		□ Don't Know		
This is a resubmittal of:	⊠ N/A			
What was the project number assigned by the Planning and Development Division?	Project Number		□ N/A	□ Don't Know
Project Name			□ N/A	□ Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	□ Yes	□No		☐ Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	☐ Don't Know			
If yes, consult Policy 13.01.10 of the Land Use	Plan. A compat	ibility determination	on may be	required.
Replat Status				
Is this plat a replat of a plat approved and/or recorded	l after March 20	, 1979? □ Yes	⊠ No	□ Don't Know
If YES, please answ	er the following	questions.		
Project Name of underlying approved and/or recorded plat		Project N	umber	
Is the underlying plat all or partially residential?		□Yes	□No	☐ Don't Know
If YES, please answ	er the following	questions.		
Number and type of units approved in the underlying plat.				
Number and type of units proposed to be deleted by this replat.				
Difference between the total number of units being deleted from the underlying	ng plat and the numbe	er of units proposed in this	s replat.	
School Concurrency (Residential Plats, Re	plats and Site	e Plan Submiss	sions)	
Does this application contain any residential units? (If	"No," skip the r	emaining question	ns.)	□ Yes ☑ No
If the application is a replat, is the type, number, or be changing?	edroom restriction	on of the residenti	al units	□ Yes ⊠ No
If the application is a replat, are there any new or ad the replat's note restriction?	ditional residen	tial units being ad	dded to	□ Yes ⊠ No
Is this application subject to an approved Declaratio Agreement entered into with the Broward County Sch		Covenants or T	ri-Party	□ Yes ⊠ No
RESIDENTIAL APPLICATIONS ONLY: Provide a receip Impact Application (PSIA) and fee have been accepted concurrency, exempt from school concurrency (exemptions communities, and projects contained within Developments Restrictive Covenant or Tri-Party Agreement.	ot from the Sch d by the School include projects t	ool Board docum Board for residen hat generate less th	itial project nan one stu	s subject to school dent, age restricted

□ No

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s)	Land Use Plan Designation(s)
Commerce (Commercial)	Commerce (Commercial)
Zoning District(s) B-3	Zoning District(s) HD

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?

☑ Yes

a de de la companione d			EXISTING STUCTURE(S)			
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	Remain the Same?	Change Use?	Has been or will be Demolished?	
Commercial (Petco)	See attached		YES NO	YXS NO	HAS WXL NO	
Commercial (Toys-R-Us)	See attached		YES NO	YXS NO	HAS WXL NO	
			YES NO	YES NO	HAS WILL NO	

*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 id defined by the definition in the Land Development Code.

Proposed Use						
RESID	ENTIAL USES	NON-RESIDENTIAL USES				
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area			
		Commercial	6.87 acres			
	18 3 cm - 5 cm - 1					
1 1 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						
F S AN ASSESSED						

NOTARY PUBLIC: Owner/Agent Certification
This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent. Owner/Agent Signature Date
NOTARY PUBLIC
STATE OF FLORIDA COUNTY OF BROWARD Palm Beach
The foregoing instrument was acknowledged before me by means of Exphysical presence 🗖 online notarization,
this 20 day of ⊖0(), 20 21, who to me □ has produced
as identification.
Rachel motiush motius
Name of Notary Typed, Printed RESIMPHESH Notary Public - State of Florida Commission # GG 238430 My Comm. Expires Jul 15, 2022 Bonded through National Notary Assn.
Notary Seal (or Title or Rank) Serial Number (if applicable)
For Office Use Only
Application Type Note Amendment
Application Type Mofe Amendment Application Date 06/02/2021 Acceptance Date 06/08/2021 Fee \$ 2.090
Application Type Mote Amendment Application Date $06/02/2021$ Comments Due $06/28/2021$ Report Due $07/08/2021$ Report Due $07/08/2021$ CC Meeting Date $07/08/2021$
Application Type Mote Amendment
Application Type Mofe
Application Type Mote Amendment
Application Type Mofe Amendment Application Date OG/02/2021 Comments Due OG/28/2021 Adjacent City or Cities Plats Surveys Site Plans Landscaping Plans Lighting Plans City Letter Acceptance Date Acceptance Date Acceptance Date OG/08/2021 Report Due OF/08/2021 TBD CC Meeting Date TBD CL Meeting Date TBD TBD CL Meeting Date TBD TBD TBD TBD TBD TBD TBD TB
Application Type Mofe Amendment Application Date 06/02/2021 Comments Due 06/28/2021 Report Due 06/28/2021 Adjacent City or Cities Plats Surveys Site Plans Landscaping Plans Lighting Plans City Letter Acceptance Date 8 2,090 CC Meeting Date 785 T85
Application Type Mofe Amendment Application Date OG/02/2021 Comments Due OG/28/2021 Adjacent City or Cities Plats Office Office Office Distribute To Distribute To Office Office
Application Type Mofe Amendment Application Date OG 02 2021 Comments Due OG 28 /2021 Adjacent City or Cities Plats City Letter Distribute To Planning Council Acceptance Date OG 08 /2021 Fee \$2.090 CC Meeting Date 780 CC Meeting Date 780 CC Meeting Date 780 CC Meeting Date TBD CITY Letter CC Meeting Date TBD CC Meeting Date



Application Number 165 - MP-84

Development and Environmental Review Online Application Questionnaire Form

Ту	pe o	of Application						
		Plat	☐ Site Plan		⊠ Note Amen	dment		
Pr	ojec	et Questionnaire						
Ple	ase a	nswer the questions marked for t	he type of application che	cked.				
	1.	Why is this property being platte	ed? Attach an additional s	sheet(s) if necessar	y.			
	2.	 Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number or Official Record Book and Page Number. 						
	DR	I Name	FQD	Name				
	Lat	est Ordinance Number	Offic	ial Record Book and Page I	Number			
	3.	Is the project subject to any exist a municipality? If "Yes", state topy(s).	bject to any existing or proposed agreement(s) with Broward County or If "Yes", state the title and subject of the agreement(s) and attach a					
X	4.	Is any portion of this plat current	tly the subject of a Land l	Jse Plan Amendme	ent (LUPA)?	□ Yes	⊠ No	
	If Y	ES, LUPA Number						
X	5.	Does the note represent a chang	ge in TRIPS?	□ Increase	☑ Decrease	□ No (Change	
×	6.	Does the note represent a major	r change in Land Use?			□ Yes	⊠ No	
	7.	Are any off-site roadway improve proposed by the applicant? If "Y	t agency or	□ Yes	□No			
	8.		Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation.					
	9.	Does the owner have any financ If "Yes", please attach a sheet(s	and describe fully.			□ Yes	□ No	
	10.	Does this property abut a Star Requirement No. 19 for requir (FDOT).	te Road? If "Yes", see red letter from Florida	Supplemental Doo Department of Tra	umentation insportation	□ Yes	□No	

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	☐ Yes	□No
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	□ Yes	□ No
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	□ Yes	□ No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	□ Yes	□ No
	Name/Title		
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	☐ Yes	□ No
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environ. Licensing & Bldg. Permitting (ELBP) Division.	☐ Yes	□No
	17. Does the property contain any portion of lands identified as "Natural Resource Areas?" If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	☐ Yes	□ No
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern?" If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (ELBP Division).	☐ Yes	□No
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	☐ Yes	□No
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (ELBP Division).	□ Yes	□ No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	⊠ Yes	□ No
	City of Hollywood Water Treatment Plant		
	3441 Hollywood Boulevard, Hollywood, FL 33021		
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	□ Yes	⊠ No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	⊠ Yes	□ No
	City of Hollywood	- 11-4	
	3441 Hollywood Boulevard, Hollywood, FL 33021		

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter.	□ Yes	⊠ No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector.	□ Yes	□ No
	Solid Waste Collector		
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted.	☐ Yes	□ No
	FPL - Name/Title		
	AT&T – Name/Title		
X	27. Estimate or state the total number of on-site parking spaces to be provided.	Spaces 3	1
X	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship.	Seating N/A	4



Gary Dunay Bonnie Miskel Scott Backman

Eric Coffman

Hope Calhoun Dwayne Dickerson Ele Zachariades

Matthew H. Scott

Christina Bilenki
Lauren G. Odom
Nicole Jaeger
Rachael Bond Palmer

May 3, 2021

Sent via E-mail: jsesodia@broward.org

Josie Sesodia, Director Broward Housing Council 115 S. Andrews Ave, Room 329K Fort Lauderdale, FL 33301

RE: Pembroke Lakes Regional Center Plat / Delegation Request

Dear Josie:

South Broward Hospital District ("Petitioner") is the owner of the +/- acre property generally located at the northeast corner of Pines Boulevard and N. Flamingo Road ("Property") in the City of Pembroke Pines ("City"). The Property has an underlying land use designation of Commercial on the City's future land use map and is currently zoned B-3, General Business. The Property is currently developed with +/- 60,940 square feet of commercial uses, which formerly operated as a Petco and Toys R Us. Petitioner is proposing to redevelop the Property in order to allow for new medical office uses that will be affiliated with Memorial Hospital, which is located immediately north of the Property ("Project").

The Property is currently platted as the Pembroke Lakes Regional Center Plat, as recorded in Plat Book 127, Page 50 of the Public Records of Broward County, Florida ("Plat"). In order to develop the Project, Petitioner is proposing to amend the restrictive note on the Plat as follows:

From:

This plat shall be restricted to 302 Garden Apartments, a 200 room hotel, 1,755,000 sq. ft. of commercial use, 575,000 sq. ft. of office, and 117,762 sq. ft. (50,511 sq. ft. existing, 67,251 sq. ft. proposed) of public hospital uses ancillary to the adjacent hospital on a portion of Tract E.

To:

This plat is restricted to 302 Garden Apartments, 200 room hotel; 1,694,418 square feet of commercial use; 575,000 square feet of office; and 117,762 sq. ft. (50,511 sq. ft. existing, 67,251 sq. ft. proposed) of public hospital uses ancillary to the adjacent hospital on a portion of tract E; and 130,000 square feet of medical office use on Tract B-1.

Sincerely,

DUNAY, MISKEL AND BACKMAN, LLP

Hope W. Calhoun, Esq.

Cc: Mark Greenspan, Memorial Hospital Director of Construction and Design Services,

MGreenspan@mhs.net

Mark Rickards, Kimley-Horn, mark.rickards@kimley-horn.com

SKETCH & LEGAL DESCRIPTION TRACT "B-1" MEMORIAL HEALTHCARE SYSTEM PEMBROKE LAKES REGIONAL CENTER FOLIO: 5040-13-13-0024 & FOLIO: 5140-13-13-0028 PEMBROKE PINES, FLORIDA

A parcel of land being a portion of Tract "B" PEMBROKE LAKES REGIONAL CENTER, according to the plat thereof as recorded in Plat Book 127, Page 50, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the West Quarter (W 1/4) corner of Section 13, Township 51 South, Range 40 East;

THENCE on an assumed bearing of S 88° 10' 15" E along the South line of the North One-Half (N 1/2) of said Section 13 a distance of 230.17 feet;

THNCE N 00° 21' 16" E along a line parallel with and 230.09 feet East of, as measured at right angles to, the West line of the North One-Half (N 1/2) of said Section 13 a distance of 100.03 feet to the South line of said Tract "B";

THENCE S 88° 10' 15" E along the said South line of Tract 'B" a distance of 318.38 feet;

THENCE N 01° 49' 45" E a distance of 822.82 feet to a line being 67.00 feet South of and parallel to the North line of said Tract "B";

THENCE N 88° 10' 15" W along the said parallel line a distance of 369.94 feet to a point of curvature of a tangent curve concave to the South;

THENCE Westerly along the arc of said curve to the left, having a central angle of 04° 21' 43" and a radius of 49.00 feet for an arc distance of 3.73 feet to the West line of said Tract 'B";

THENCE S 01° 21' 16" W along the said West line of Tract 'B" a distance of 788.83 feet;

THENCE S 43° 54' 30" E continuing along the said West line of Tract 'B" a distance of 48.86 feet to the POINT OF BEGINNING.

Said land situate within the City of Pembroke Pines, Broward County, Florida, containing 6.845 Acres, more or less.

NOTES:

- 1. Lands described hereon were not abstracted and the ownership, easements and rights-of-way as shown hereon are per a diligent search of the Public Records of Broward County, Florida.
- 2. The legal description shown hereon was prepared by Calvin, Giordano & Associates, Inc.
- 3. Bearings shown hereon are based upon an assumed bearing as referenced to the South line of the N 1/2, Section 13, Township 51 South, Range 40 East, having a bearing of S 88° 10'15" W.
- 4. The description contained herein does not represent a field boundary survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

Steven M.

Digitally signed by Steven

M. Watts

Date: 2021.09.01 11:05:07

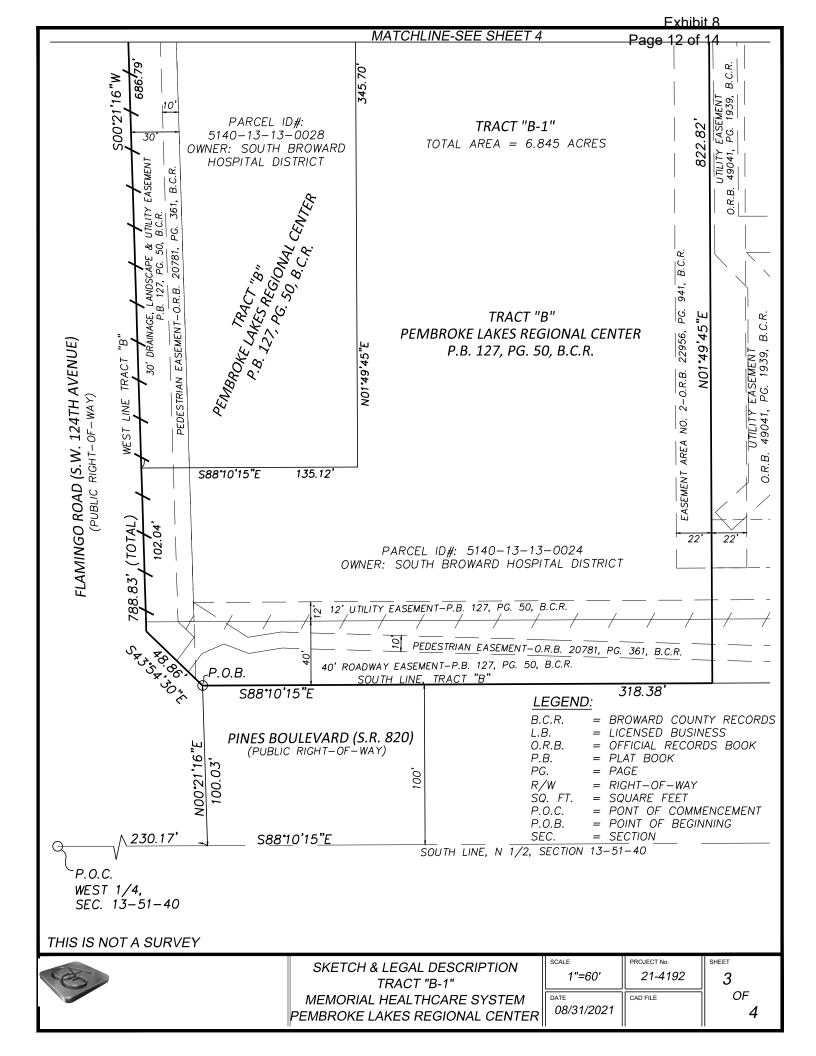
-04'00'

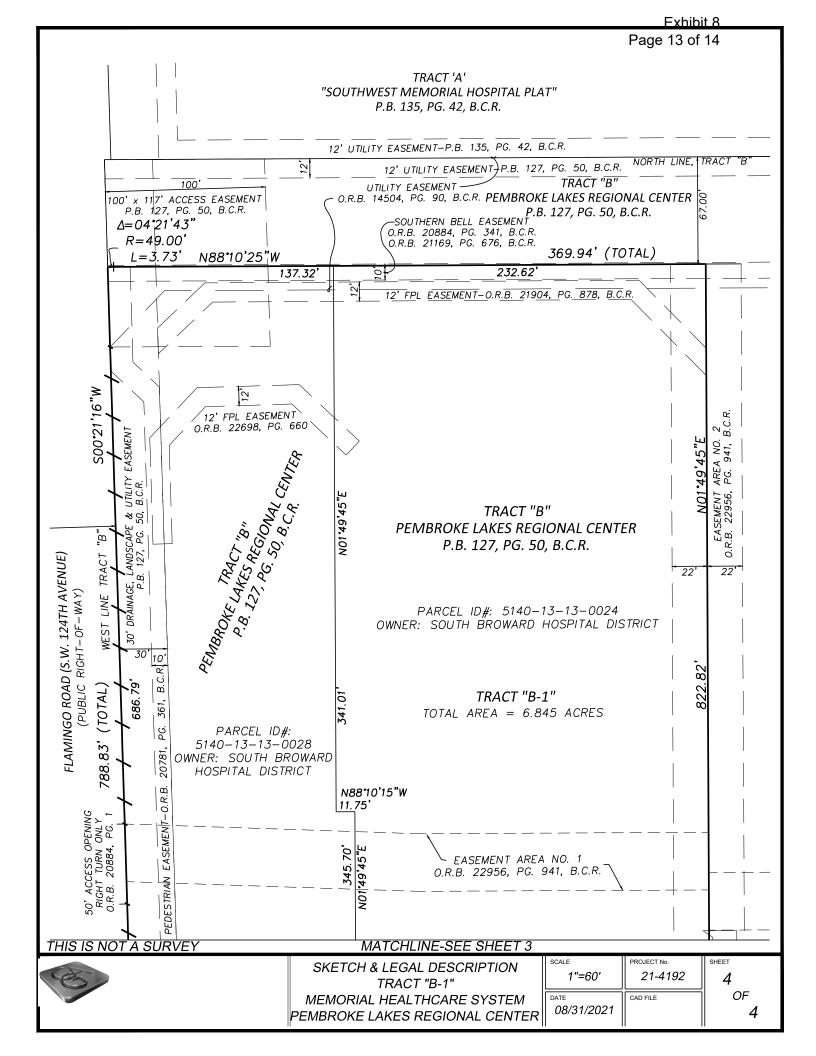
Steven M. Watts

Watts

Professional Surveyor and Mapper

Florida Registration Number PSM 4588





WASHER

L.B. 87

(AT P.I)

S88°10'25"E

574.53[°]

(O.R.B. 30581,

436, B.C.R.

PARCEL I)

R=29.00'

L=45.55'

GRAPHIC SCALE

 $1 \ INCH = 40 \ FEET$

AERIAL TARGET

ALUMINUM LIGHT POST

ANCHOR/GUY WIRE

CATCH BASIN

CIRCULAR DRAIN

COLUMN (CIRCULAR)

CONCRETE LIGHT POLE

CONCRETE POWER POLE

ELECTRIC HAND HOLE

FORCE MAIN MANHOLE

F.P.L ELECTRIC MANHOLE

F.P.L. TRANSFORMER PAD

F.P.L. TRANSMISSION POLE

GREASE TRAP MANHOLE GROUND LIGHTING GUARD POST

IRRIGATION HAND HOLE

— OVERHEAD WIRES (APPROXIMATE)

PEDESTRIAN CROSSING SIGNAL

VACUUM BREAKER ASSEMBLY

SANITARY SEWER CLEANOUT

SANITARY SEWER MANHOLE

SIAMESE CONNECTION

STORM SEWER MANHOLE

TELEPHONE HAND HOLE TELEPHONE MANHOLE (SO. BELL)

TELEPHONE PAYPHONE

TRAFFIC HAND HOLE TRAFFIC UTILITY BOX

TRAFFIC SIGNAL POST

WATER MANHOLE

WOOD LIGHT POLE

WOOD POWER POLE

HANDICAP PARKING

STROLLER PARKING --- NON-VEHICULAR ACCESS

denotes RADIUS denotes DELTA ANGLE denotes ARC DISTANCE denotes TANGENT DISTANCE

WATER METER WATER VALVE

UNDERGROUND UTILITY MARKER

UNKNOWN UTILITY MANHOLE

UNKNOWN UTILITY HAND HOLE

denotes TANGENT DISTANCE
denotes PERMANENT CONTROL POINT
denotes PERMANENT REFERENCE MONUMENT
denotes PAGE
denotes POINT OF COMMENCEMENT
denotes POINT OF BEGINNING
denotes POINT OF BEGINNING
denotes OFFICIAL RECORDS BOOK
denotes OFFICIAL RECORDS BOOK
denotes CONCRETE
denotes CONCRETE
denotes CONCRETE
denotes CHAINLINK FENCE
denotes WOOD FENCE
denotes FOUND IRON PIPE
denotes FOUND IRON PIPE
denotes FOUND NAIL & BRASS DISC

denotes FOUND NAIL & BRASS DISC denotes SET LB-87 NAIL & BRASS DISC denotes CLEAR denotes ENCROACHMENT

denotes INFORMATION BY LEGAL DESCRIPTION

denotes RECORD OR PLATTED INFORMATION

denotes DEED INFORMATION

— COMMUNICATION

—— DRAINAGE

——FPL —— ELECTRIC

—— FM ——— FORCE MAIN

—— GAS —— NATURAI GAS

----- SM ----- SANITARY SEWER

——— IRRIG———— IRRIGATION

—— wм ——— *WATER*

denotes MEASURED INFORMATION

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

STREET LIGHT HAND HOLE

TELEPHONE BOX (SOUTHERN BELL)

POST INDICATOR VALVE

PROPERTY LINE

SIGN POST

STANDPIPE

SWALE INLET

SPRINKLER PUMP

PERMANENT REFERENCE MONUMENT

IRRIGATION VALVE

MONITOR WELL

MONUMENT LINE

MAII ROX

P-5 INLET

P-6 INLET PARKING MFTFR

FORCE MAIN VALVE

GAS MANHOLF

GAS METER

GAS PUMP

GAS VALVE

COLUMN (SQUARE)

CONTROL POINT

CURB INLET

ELECTRIC BOX

FIRE HYDRANT

FLAGPOLE

FLOW LINE

CENTERLINE

CABLE TELEVISION BOX

CHECK VALVE ASSEMBLY

(11)

IN EL

€>

E

• GP

 \Diamond

P

TSB

W·M

ABBREVIATIONS:

ALUMINUM LIGHT POST (SINGLE)

ALUMINUM LIGHT POST (DOUBLE)

ALUMINUM LIGHT POST (TRIPLE) ALUMINUM LIGHT POST (QUAD)

BACKFLOW PREVENTER ASSEMBLY

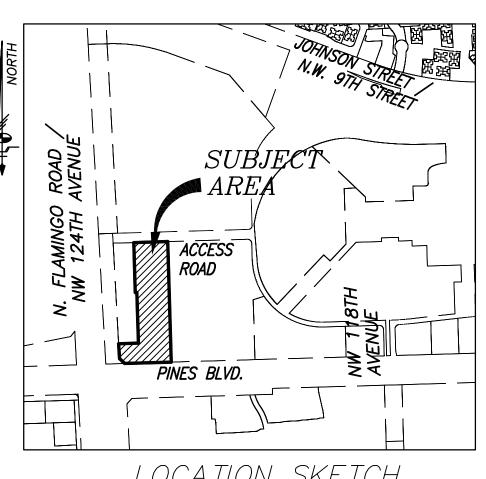
CONCRETE LIGHT POLE (DOUBLE)

ELEVATIONS (SEE NOTES FOR DATUM)

TAN=29.00'

∆=90°00'10'

TRACT "A"



LOCATION SKETCH

Scale: 1"=200"

A PORTION OF SECTION 13-51S-40E, BROWARD COUNTY, FLORIDA

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N88*10'15"W ALONG THE NORTH RIGHT-OF-WAY LINE OF PINES BOULEVARD (SOUTH LINE OF TRACT B. P.B.
- 127. PG. 50) 2. LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- AREA OF THE PROPERTY DESCRIBED HEREON IS: 203,317± SQ. FT. (4.668± ACRES)
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 5. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS 6. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AH"
- (ELEVATION 5) AND ZONE "X", PER FLOOD INSURANCE RATE MAP NO. 12011C0545H, COMMUNITY NO. 120053, PANEL NO. 0545, SUFFIX H, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED AUGUST 18, 2014.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS. 8. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD
- AND/OR MEASURED UNLESS OTHERWISE STATED. SHOWN HEREON ARE PLOTTABLE EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS LISTED AS EXCEPTIONS IN THAT CERTAIN TITLE COMMITMENT ORDER NO. 7069188 AS ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF AUGUST 02, 2018
- AT 11:00 P.M. (REVISION NO. AUGUST 27, 2018) 10. THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF
- 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET. 11. THIS SITE CONTAINS 211 TOTAL MARKED PARKING SPACES INCLUDING 8 HANDICAP PARKING

NOTES REGARDING SCHEDULE B-II OF TITLE COMMITMENT ORDER NO. 7069188 ISSUED BY CHICAGO TITLE INSURANCE COMPANY DATED OF AUGUST 02, 2018 AT 11:00 P.M. (REVISION AUGUST 27, 2018)

6. Restrictions, covenants, conditions and easements as contained on the Plat of PEMBROKE LAKES REGIONAL CENTER, recorded in Plat Book 127, Page 50, of the Public Records of Broward County, Florida, as affected by Affidavit recorded in Official Records Book 16021, Page 884 and as also affected by that Agreement for Amendment of Notation on Plat recorded February 9, 2016 in Official Records Instrument No. 113502782, of the Public Records of Broward County, Florida, and shown on the survey prepared by Mark G. Leist on behalf of Bock & Clark National Coordinators, dated July 7, 2016, last revised August 4, 2016, under Project No. 201602266-22. SHOWN ON SURVEY.

7. Terms, conditions, and provisions of Ordinance No. 789 by the Pembroke Pines City Commission, recorded May 5, 1986 in Official Records Book 13376, Page 817; as amended by Ordinance No. 950 by the Pembroke Pines City Commission, recorded in Official Records Book 18388, Page 867, as modified by Ordinance No. 986 recorded in Official Records Book 19362, Page 364; as amended by Notice of Adoption of an Amendment to Development for the Pembroke Lakes Regional Center Development of Regional Impact, recorded November 30, 2015 in Official Records Instrument No. 1133373483, and as further amended by Notice of Adoption of an Amendment to the Development Order for the Pembroke Lakes Regional Center Development of Regional Impact recorded June 16, 2016, in Official Records Instrument No. 113758282, all of the Public Records of Broward County, Florida.

AFFECTS PARCEL BUT NOT PLOTTABLE. 8. Terms, conditions, and provisions of Ordinance No. 793 by the Pembroke Pines City Commission, recorded June 17, 1986 in Official Records Book 13482, Page 786, of the Public Records of Broward County, Florida. AFFECTS PARCEL BUT NOT PLOTTABLE.

9. Terms, conditions, and provisions of Memorandum of Agreements by and between Homart Development Co., and Pembroke Lakes Regional Center, recorded June 4, 1987 in Official Records Book 14504, Page 121, of the Public Records of Broward County, Florida.

AFFECTS PARCEL BUT NOT PLOTTABLE.

10. Terms, conditions, easements and provisions of Drainage and Utilities Easement, recorded June 4, 1987 in Official Records Book 14504, Page 90, of the Public Records of Broward County, Florida, and shown on the survey prepared by Mark G. Leist on behalf of Bock & Clark National Coordinators, dated July 7, 2016, last revised August 4, 2016, under Project No. 201602266-22. SHOWN ON SURVEY.

11. Terms, conditions, and provisions of Agreement by and between South Broward Drainage District and HD Pembroke Joint Venture, recorded May 31, 1991 in Official Records Book 18432, Page 401, of the Public Records of Broward County, Florida.

AFFECTS PARCEL BUT NOT PLOTTABLE. 12. Terms, conditions, and provisions of that certain Construction, Operation and Reciprocal Easement Agreement by and between Pembroke Lakes Mall, Ltd., and J.C. Penny Company, Inc., recorded November 7, 1991 in Official Records Book 18899, Page 258, as amended by First Amendment to Construction, Operation and Reciprocal Easement Agreement Incorporating Mervyn's as a Party, recorded June 12, 1992 in Official Records Book 19582, Page 698, and as further amended by Second Amendment to Construction, Operation and Reciprocal Easement Agreement recorded May 12, 1995 in Official Records Book 23447, Page 298 and by Third Amendment to Construction Operation and Reciprocal Easement Agreement recorded July 9, 1996 in Official Records Book 25109, Page 259, of the Public Records of Broward County, Florida, SHOWN ON SURVEY.

13. Terms, conditions, easements and provisions of Pedestrian Easement recorded June 15, 1993 in Official Records Book 20781, Page 361, of the Public Records of Broward County, Florida, and shown on the survey prepared by Mark G. Leist on behalf of Bock & Clark National Coordinators, dated July 7, 2016, last revised August 4, 2016, under Project No. 201602266–22. SHOWN ON SURVEY.

14. Terms, conditions, and provisions of Utility Easement Agreement, recorded July 16, 1993 in Official Records Book 20884, Page 34, of the Public Records of Broward County, Florida, and shown on the survey prepared by Mark G. Leist on behalf of Bock & Clark National Coordinators, dated July 7, 2016, last revised August 4, 2016, under Project No. 01602266–22. SHOWN ON SURVEY.

15. Terms, conditions, and provisions of Easement in favor of Southern Bell Telephone and Telegraph Company, recorded September 27, 1993 in Official Records Book 21169. Page 676. of the Public Records of Broward County, Florida, and shown on the survey prepared by Mark G. Leist on behalf of Bock & Clark National Coordinators, dated July 7, 2016, last revised August 4, 2016, under Project No. 201602266-22. SHOWN ON SURVEY.

16. Easement(s) in favor of Florida Power & Light Company set forth in instrument(s) recorded March 23, 1994 in Official Records Book 21904, Page 878, of the Public Records of Broward County, Florida, and shown on the survey prepared by Mark G. Leist on behalf of Bock & Clark National Coordinators, dated July 7, 2016, last revised August 4, 2016, under Project No. 201602266–22. SHOWN ON SURVEY.

17. Terms, conditions, easements and provisions of Declaration of Easements and Restrictions by Pembroke Lakes Mall, Ltd., recorded July 16, 1993 in Official Records Book 20884, Page 1, as modified and amended by First Amendment to Declaration of Easements and Restrictions recorded December 20, 1994 in Official Records Book 22956, Page 941, of the Public Records of Broward County, Florida, and shown on the survey prepared by Mark G. Leist on behalf of Bock & Clark National Coordinators, dated July 7, 2016, last revised August 4, 2016, under Project No. 201602266-22. SHOWN ON SÚRVEY.

18. Covenants, Conditions and Restrictions Agreement Parcel B—1, Pembroke Lakes Mall, recorded August 10, 1994 in Official Records Book 22481, Page 131, of the Public Records of Broward County, Florida. AFFECTS PARCEL BUT NOT PLOTTABLE.

19. Terms, conditions, and provisions of Easement in favor of Florida Power & Light Company, recorded October 7, 1994 in Official Records Book 22698, Page 660, of the Public Records of Broward County, Florida, and shown on the survey prepared by Mark G. Leist on behalf of Bock & Clark National Coordinators, dated July 7, 2016, last revised August 4, 2016, under Project No. 201602266-22. SHOWN ON SÚRVEY

Commission, recorded August 16, 2000 in Official Records Book 30768, Page 875, of the Public Records of Broward County, Florida. AFFECTS PARCEL BUT NOT PLOTTABLE. 21. Covenants, Conditions and Restrictions Agreement Parcel C-7 Pembroke Lakes Mall,

20. Terms, conditions, and provisions of Resolution No. 2735 by the Pembroke Pines City

recorded November 14, 1995 in Official Records Book 24138, Page 362, of the Public Records of Broward County, Florida. AFFECTS PARCEL BUT NOT PLOTTABLE. 22. Covenants, Conditions and Restrictions Agreement Parcel B-3 and C-A Pembroke Lakes Mall, recorded December 20, 1994 in Official Records Book 22956, Page 918, of the Public Records of Broward County, Florida. AFFECTS PARCEL BUT NOT PLOTTABLE.

23. Terms, conditions and provisions of that certain Reciprocal Easement and Operation Agreement by and between Toys "R" Us - Delaware, Inc. and TRI-DB Pets, LLC, recorded October 21, 2004 in Official Records Book 38403, Page 1809 as further amended by that First Amendment to Reciprocal Easement and Operation Agreement by and between Toys "R" Us — Delaware, Inc. and PT. DUME SHOPPING CENTER, LLC, recorded August 10, 2005 in Official Records Book 40268, Page 600, of the Public Records of Broward County, Florida.

AFFECTS PARCEL BUT NOT PLOTTABLE. 24. Easement Dedication to the City of Pembroke Pines, recorded August 31, 2012 in Official Records Book 49041, Page 1939, of the Public Records of Broward County, Florida, and shown on the survey prepared by Mark G. Leist on behalf of Bock & Clark National Coordinators, dated July 7, 2016, last revised August 4, 2016, under Project No. 201602266-22. SHOWN ON SURVEY.

CERTIFIED TO:

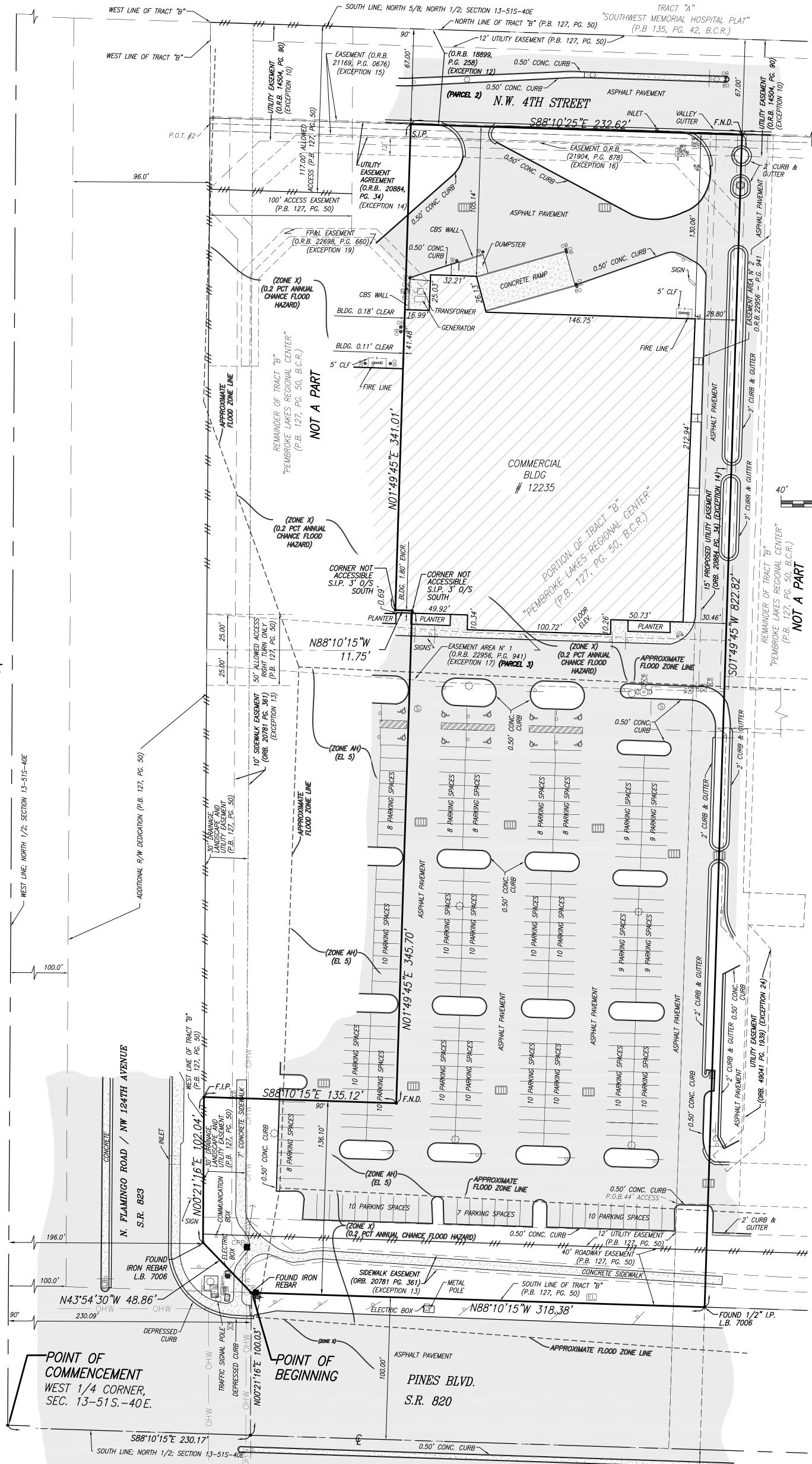
- SOUTH BROWARD HOSPITAL DISTRICT DBA MEMORIAL HEALTHCARE SYSTEM
- NELSON MULLINS RILEY & SCARBOROUGH LLP DBA NELSON MULLINS BROAD AND CASSEL - CHICAGO TITLE INSURANCE COMPANY - COMMERCIAL SERVICES - CHICAGO TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS BOUNDARY SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE FIELDWORK WAS COMPLETED ON 08-07-2018.

Schwebke-Shiskin & Associates, Inc.

DATE OF PLAT OR MAP: 08/28/2018. PROFESSIONAL LAND SURVEYOR No. 4775 STATE OF FLORIDA.



LEGAL DESCRIPTION

PARCEL 1 (FEE SIMPLE)

A PORTION OF TRACT "B", PEMBROKE LAKES REGIONAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST, THENCE SOUTH 88 DEGREES 10 MINUTES 15 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 13 FOR 230.17 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST ALONG A LINE PARALLEL WITH AND 230.09 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO. THE WEST LINE OF THE NORTH 1/2 OF SAID SECTION 13 FOR 100.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43 DEGREES 54 MINUTES 30 SECONDS WEST FOR 48.86 FEET; THENCE NORTH 00 DEGREES 21 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT "B" FOR 102.04 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 15 SECONDS EAST ALONG A LINE PARALLEL WITH AND 136.10 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACT "B" FOR 135.12 FEET; THENCE NORTH 01 DEGREES 49 MINUTES 45 SECONDS EAST 345.70 FEET; THENCE NORTH 88 DEGREES 10 MINUTES 15 SECONDS WEST 11.75 FEET; THENCE NORTH 01 DEGREES 49 MINUTES 45 SECONDS EAST FOR 341.01 FEET; THENCE SOUTH 88 DEGREES 10 MINUTES 25 SECONDS EAST ALONG A LINE PARALLEL WITH AND 67.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID TRACT "B" FOR 232.62 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 45 SECONDS WEST FOR 822.82 FEET; THENCE NORTH 88 DEGREES 10 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT "B" 318.38 FEET TO THE

PARCEL 2 (EASEMENT)

THE RIGHT, IN COMMON WITH OTHERS, TO USE THE ACCESS ROADS AND RING ROAD AS MORE PARTICULARLY DEFINED AND DESCRIBED IN ARTICLE I AND REFERRED TO IN ARTICLE IV OF THE CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT, BY AND BETWEEN PEMBROKE LAKES MALL, LTD., A FLORIDA LIMITED PARTNERSHIP, AND J.C. PENNEY COMPANY, INC., A DELAWARE CORPORATION, FILED NOVEMBER 7, 1991 IN OFFICIAL RECORDS BOOK 18899, AT PAGE 258. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AMENDED BY DOCUMENT FILED JULY 12, 1991 IN OFFICIAL RECORDS BOOK 19582, AT PAGE 698, OF THE AFORESAID PUBLIC RECORDS AND PURSUANT TO THE PROVISIONS CONTAINED IN SECTION 4 OF THAT CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT, PARCEL B-I,

PEMBROKE LAKES MALL. BY AND BETWEEN PEMBROKE LAKES MALL, LTD., A FLORIDA LIMITED PARTNERSHIP, "DEVELOPER", AND TOYS "R" US, INC., "OWNER", FILED AUGUST 10, 1994 IN OFFICIAL RECORDS BOOK 22481, AT PAGE 131, THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. FOR ACCESS. INGRESS AND EGRESS TO AND FROM FEE PARCEL. TO THE PUBLIC OR PRIVATE ROADS AND HIGHWAYS, AS GRANTED IN THE AFORESAID COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT, PARCEL B-I, PEMBROKE LAKES MALL. SUBJECT TO THE TERMS, PROVISIONS, AND CONDITIONS SET FORTH IN ALL OF THE AFOREMENTIONED INSTRUMENTS.

CURB & GUTTER ~

PARCEL 3 (EASEMENT)

ASPHALT PAVEMENT

EASEMENTS AS CREATED BY AND SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIONS BY PEMBROKE LAKES MALL, LTD., A FLORIDA LIMITED PARTNERSHIP, DATED JULY 13, 1993 AND FILED IN OFFICIAL RECORDS BOOK 20884, AT PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MODIFIED AND AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 22956, PAGE 941, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES STATED THEREIN, OVER, UNDER AND ACROSS THAT PORTION OF THAT CERTAIN 35 FOOT SHARED ACCESS EASEMENT IDENTIFIED THEREIN AS EASEMENT AREA NO. 2, SITUATE ON THAT PORTION OF PARCEL B—2 DESCRIBED THEREIN LYING EAST OF FEE PARCEL, ALL AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION OF EASEMENTS AND RESTRICTIONS, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.

PARCEL 4 (EASEMENT)

EASEMENTS BENEFITTING THE FEE PARCEL AS CREATED BY AND SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AND OPERATION AGREEMENT BY AND BETWEEN TOYS "R" US -DELAWARE, INC. AND TRI-DB PETS, LLC, RECORDED IN OFFICIAL RECORDS BOOK 38403, PAGE 1809, AS FURTHER AMENDED BY THAT FIRST AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION AGREEMENT BY AND BETWEEN TOYS "R" US-DELAWARE, INC. AND PT DUME SHOPPING CENTER, LLC, DATED JULY 18, 2005, RECORDED AUGUST 10, 2005 IN OFFICIAL RECORDS BOOK 40268, PAGE 600, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE EXPRESSED IN FEET.

FILE No. B-2032 SHEET 1 OF 1 SHEETS

CERTIFICATE OF

AUTHORIZATION

No. LB-87

FILE NO. *REVISIONS* Order No. Field Book BUPDATE TO REFLECT NEW TITLE CO CSJ

ALTA/NSPS LAND TITLE SURVEY

PORTION OF TRACT "B", PEMBROKE LAKES REGIONAL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Section 13, Township 51 South, Range 40 East, Broward County, Florida

Schwebke	2-5	hiskin	& .	Ass	ociat	es,	Inc.	, <
LAND PLANNERS	•	ENGINE						
TO AC CODDODATE WAY	MOMMO	ELODIDA 7700E	TC1 /C	771 477	7010 511	1051) 1	70 7000	

Drawn By:GR/A.G./N.R.C. Date: 08-07-18 | Checked By: M.S.J. Date: NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper. AS SHOWN Order No. 208834 F.B. No.: Scale:

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435—7010 FAX: (954) 438—3288