



Application Number 009-MP-17

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Progresso Commons			
Plat/Site Number 009-MP-17	Plat Book - Page (if recorded) 183-303		
Owner/Applicant/Petitioner Name Andrews Project Development LLC			
Address 1401 Quail Street #140	City Newport Beach	State CA	Zip 92660
Phone 702-525-2461	Email gclayton@uapcompanies.com		
Agent for Owner/Applicant/Petitioner Pulice Land Surveyors		Contact Person Jane Storms	
Address 5381 Nob Hill Road	City Sunrise	State FL	Zip 33351
Phone 954-572-1777	Email jane@pulicelandsurveyors.com		
Folio(s) 5042-03-39-0010, 5042-03-39-0020, 5042-03-39-0030, and 5042-03-39-0040			
Location South side of W. Sunrise Blvd at between/and NW 2 Avenue and/of N. Andrews Avenue <small>north side/corner north street name street name / side/corner street name</small>			

Type of Application (this form required for all applications)
Please check all that apply (use attached Instructions for this form).
<input type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist)
<input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)
<input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions)
<input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205)
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)
<input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)

Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input checked="" type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number 009-MP-17	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Progresso Commons		<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer 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 plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
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 for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) 100	Land Use Plan Designation(s) 100
Zoning District(s) B-1	Zoning District(s) B-1

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 eighteen (18) months and/or sixty (60) months for mobile homes 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 eighteen (18) months 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 No

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?
Commercial	22,393	current	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL 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

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Commercial	22,000 SF
		Convenience Store & 20 Fuel Pumps	
		Commercial	9,600 SF
		Storm Water Retension	

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.

Jane Storms _____ Date 6-30-21

Owner/Agent Signature _____ Date _____

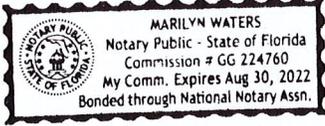
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 30 day of June, 2021, who is personally known to me | has produced _____ as identification.

Marilyn Waters _____ Signature of Notary Public – State of Florida

Name of Notary Typed, Printed or Stamped _____



Notary Seal (or Title or Rank) _____ Serial Number (if applicable) _____

For Office Use Only

Application Type Note amendment

Application Date <u>07/23/2021</u>	Acceptance Date <u>07/26/2021</u>	Fee <u>\$ 2,090</u>
Comments Due <u>08/16/2021</u>	Report Due <u>08/26/2021</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities _____

Plats Surveys Site Plans Landscaping Plans Lighting Plans

City Letter Agreements

Other: FDOT approval

Distribute To

Full Review Planning Council School Board Land Use & Permitting

Health Department Zoning Code Services (BMSD only) Administrative Review

Other:

Received By Karina



PULICE LAND SURVEYORS, INC.

5381 NOB HILL RD.
SUNRISE, FL 33351
Phone: (954) 572-1777 Fax: (954) 572-1778
surveys@pulicelandsurveyors.com



June 30, 2021

Ms. Josie P. Sesodia, AICP, Director
Environmental Protection and Growth Management Department
Planning and development management division
One North University Dr., Suite 102-A
Plantation, Florida 33324

**RE: "PROGRESSO COMMONS" (183-303), 100 W. SUNRISE BLVD.
FORT LAUDERDALE, FLORIDA - PLAT NOTE AMENDMENT**

Dear Ms. Sesodia,

We represent the Andrews Project Development, LLC on the above-referenced project. We are asking to amend the restrictive note on the "PROGRESSO COMMONS" plat in order to increase the size of the developable square footage as restricted by the current plat note.

The current plat note reads as follows:

This plat is restricted to 29,400 square feet of commercial use and a service station/convenience store with twenty (20) fueling positions.

The proposed plat note reads as follows:

THIS PLAT IS RESTRICTED TO: PARCEL A-1 22,000 SQUARE FEET OF COMMERCIAL USE; PARCEL A-2 CONVENIENCE STORE WITH TWENTY (20) FUELING POSITIONS; PARCEL A-3 9,600 SQUARE FEET OF COMMERCIAL USE; PARCEL A-4 STORM WATER RETENTION

The property has been parcelized with the Property Appraiser for lease agreements, and we would like to have the plat restriction amended in anticipation of future development. We respectfully ask that the plat note amendment be granted.

Sincerely,
PULICE LAND SURVEYORS, INC.



Rachel Ross
Planning Assistant

Encl.



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: (ALDI LEASE PARCEL) & PROPOSED "PARCEL A-1"

A PORTION OF PARCEL "A", "PROGRESSO COMMONS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 303, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 87°53'35" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST SUNRISE BOULEVARD (STATE ROAD NO. 838) FOR 255.61 FEET; THENCE SOUTH 02°06'21" EAST 292.78 FEET; THENCE NORTH 87°53'35" EAST 22.62 FEET; THENCE SOUTH 02°06'49" EAST 77.52 FEET; THENCE SOUTH 87°53'31" WEST 148.13 FEET TO A POINT ON A WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST LINE OF LOTS 32 THRU 36, INCLUSIVE, BLOCK 209, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTH 02°07'25" WEST ALONG SAID WEST LINE AND SAID EAST LINE 104.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 36; THENCE SOUTH 87°53'35" WEST ALONG A SOUTH LINE OF PARCEL "A", ALSO BEING THE NORTH LINE OF SAID LOT 36, FOR 130.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NW 2ND AVENUE; THENCE NORTH 02°07'25" WEST ALONG SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE 266.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 82,852 SQUARE FEET (1.9020 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST LINE OF PARCEL "A", BEING N02°07'25"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.

FILE: UNITED AMERICAN PROPERTIES INC.

SCALE: N/A DRAWN: L.S./B.B.

ORDER NO.: 67091A

DATE: 4/20/20; REVISED 8/11/20

ALDI LEASE PARCEL

BROWARD COUNTY, FLORIDA

FOR: ALDI - PROGRESSO COMMONS

SHEET 1 OF 2

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

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



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: (WAWA LEASE PARCEL) & PROPOSED "PARCEL A-2"

A PORTION OF PARCEL "A", "PROGRESSO COMMONS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 303, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 47°06'55" EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "A" 42.42 FEET; THENCE SOUTH 02°07'25" EAST ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE 111.21 FEET TO A POINT ON A SOUTH LINE OF SAID PARCEL "A", ALSO BEING THE NORTH LINE OF LOT 8, BLOCK 210, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTH 87°53'35" WEST ALONG SAID SOUTH LINE AND SAID NORTH LINE 111.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 02°07'25" EAST ALONG AN EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST LINE OF LOTS 8 THRU 12, INCLUSIVE, OF SAID BLOCK 210 FOR 125.00 FEET TO A POINT ON A NORTH LINE OF SAID PARCEL "A", BEING THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 87°53'35" EAST ALONG SAID NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH LINE OF SAID LOT 12 FOR 111.00 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF PARCEL "A" AND WEST RIGHT-OF-WAY LINE; THENCE SOUTH 02°07'25" EAST ALONG SAID EAST LINE AND WEST RIGHT-OF-WAY LINE 26.58 FEET; THENCE SOUTH 87°53'35" WEST 295.47 FEET; THENCE NORTH 02°06'21" WEST 292.78 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WEST SUNRISE BOULEVARD (STATE ROAD NO. 838); THENCE NORTH 87°53'35" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 265.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 72,174 SQUARE FEET (1.6569 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EAST LINE OF PARCEL "A", BEING S02°07'25"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.

FILE: UNITED AMERICAN PROPERTIES INC.

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 67091B

DATE: 4/20/20

WAWA LEASE PARCEL

BROWARD COUNTY, FLORIDA

FOR: WAWA - PROGRESSO COMMONS

SHEET 1 OF 2

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

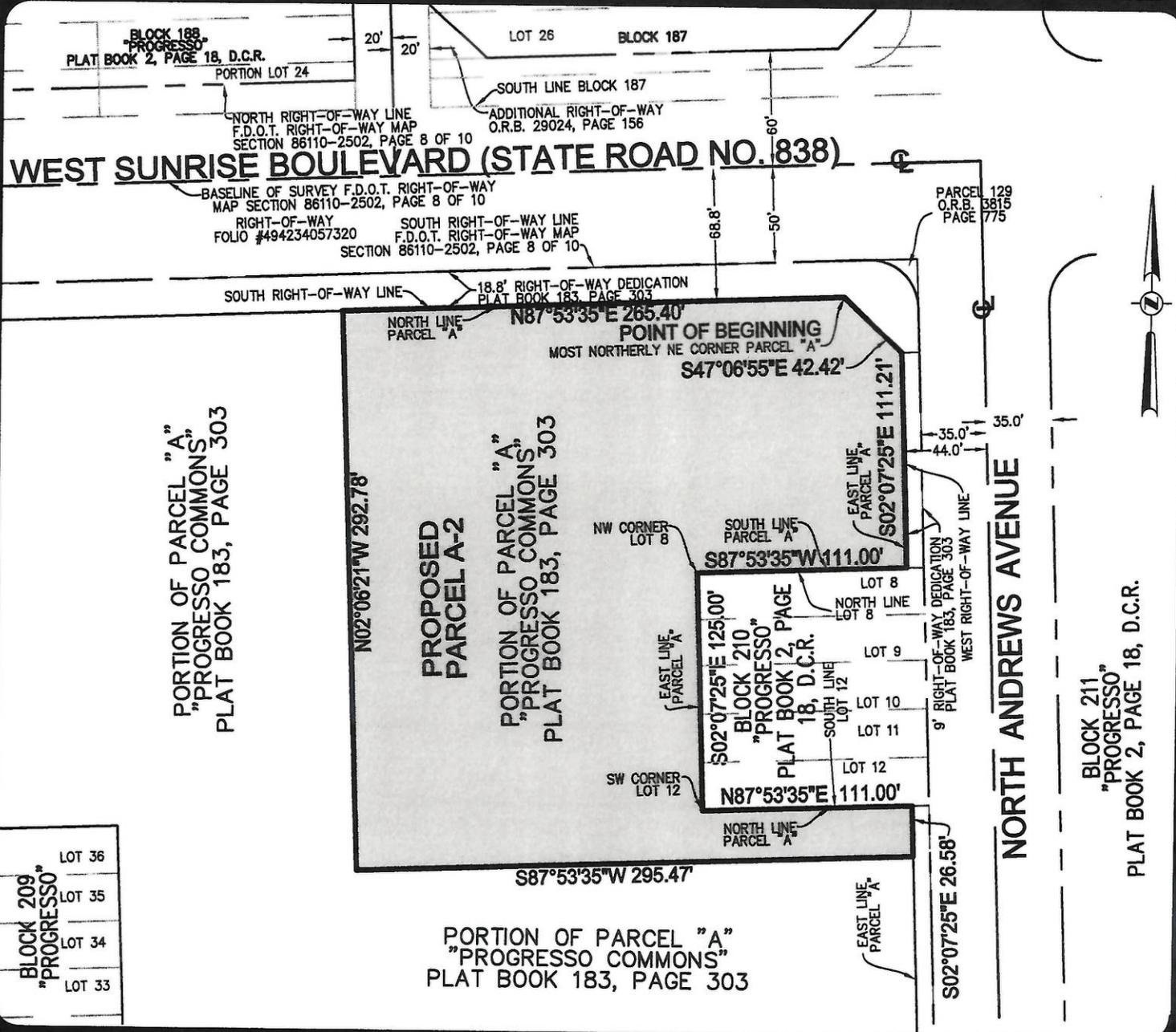


JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LOT 36
LOT 35
LOT 34
LOT 33

FILE: UNITED AMERICAN PROPERTIES INC.
SCALE: 1"=80' **DRAWN:** L.S.
ORDER NO.: 67091B
DATE: 4/20/20
WAWA LEASE PARCEL
BROWARD COUNTY, FLORIDA
FOR: WAWA - PROGRESSO COMMONS

SHEET 2 OF 2

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

LEGEND:

- ⊕ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- D.C.R. DADE COUNTY RECORDS
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION



SKETCH AND LEGAL DESCRIPTION

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SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION: (RESTAURANT LEASE PARCEL) & PROPOSED "PARCEL A-3"
A PORTION OF PARCEL "A", "PROGRESSO COMMONS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 303, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 87°53'35" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A", ALSO BEING THE NORTH LINE OF LOTS 20 AND 29, BLOCK 210 AND ITS WESTERLY EXTENSION, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA 286.00 FEET; THENCE NORTH 02°07'25" WEST 1.57 FEET; THENCE NORTH 36°38'27" EAST 9.00 FEET; THENCE NORTH 02°06'25" WEST 47.81 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 90°00'04", FOR AN ARC DISTANCE OF 22.78 FEET TO A POINT OF CUSP; THENCE NORTH 87°53'31" EAST 21.97 FEET; THENCE NORTH 02°06'49" WEST 77.52 FEET; THENCE NORTH 87°53'35" EAST 272.85 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE; THENCE SOUTH 02°07'25" EAST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE 148.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 41,103 SQUARE FEET (0.9436 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EAST LINE OF PARCEL "A", BEING S02°07'25"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.

FILE: UNITED AMERICAN PROPERTIES INC.

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 67091C

DATE: 4/20/20

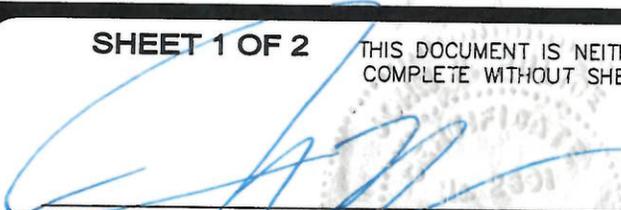
RESTAURANT LEASE PARCEL

BROWARD COUNTY, FLORIDA

FOR: PROGRESSO COMMONS

SHEET 1 OF 2

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 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 STATE OF FLORIDA



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WEST SUNRISE BOULEVARD (STATE ROAD NO. 838)

18.8' RIGHT-OF-WAY DEDICATION
PLAT BOOK 183, PAGE 303 SOUTH RIGHT-OF-WAY LINE

PORTION OF PARCEL "A"
"PROGRESSO COMMONS"
PLAT BOOK 183, PAGE 303

BLOCK 210 "PROGRESSO" PLAT BOOK 2, PAGE 18, D.C.R.	LOT 8
	LOT 9
	LOT 10
	LOT 11
	LOT 12

NORTH ANDREWS AVENUE

BLOCK 211
"PROGRESSO"
PLAT BOOK 2, PAGE 18, D.C.R.

LOT 36
LOT 35
LOT 34
LOT 33
LOT 32
LOT 31
LOT 30
LOT 29
LOT 28

BLOCK 209
"PROGRESSO"

N87°53'31"E 21.97'

R=14.50'
CA=90°00'04"
A=22.78'

N36°38'27"E 9.00'

N02°07'25"W 1.57'

N02°06'49"W
77.52'

47.81'
N02°06'25"W

N87°53'35"E 272.85'

**PROPOSED
PARCEL A-3**

PORTION OF PARCEL "A"
"PROGRESSO COMMONS"
PLAT BOOK 183, PAGE 303

POINT OF BEGINNING

MOST SOUTHERLY
SE CORNER PARCEL "A"

S87°53'35"W 286.00'

NORTH LINE
PARCEL "A"

EAST LINE
PARCEL "A"

S02°07'25"E 148.42'

LOT 29

LOT 28

BLOCK 210
"PROGRESSO"

PLAT BOOK 2, PAGE
18, D.C.R.

LOT 20

LOT 21

9' RIGHT-OF-WAY DEDICATION
PLAT BOOK 183, PAGE 303
WEST RIGHT-OF-WAY LINE



FILE: UNITED AMERICAN PROPERTIES INC.

SCALE: 1"=80'

DRAWN: L.S.

ORDER NO.: 67091C

DATE: 4/20/20

RESTAURANT LEASE PARCEL

BROWARD COUNTY, FLORIDA

FOR: PROGRESSO COMMONS

SHEET 2 OF 2

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

LEGEND:

- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- D.C.R. DADE COUNTY RECORDS
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH
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**LEGAL DESCRIPTION: (STORMWATER MANAGEMENT PARCEL)
& PROPOSED "PARCEL A-4"**

A PORTION OF PARCEL "A", "PROGRESSO COMMONS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 303, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 02°07'25" WEST ALONG A WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST LINE OF LOTS 29 THRU 32, INCLUSIVE, BLOCK 209, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA 95.89 FEET; THENCE NORTH 87°53'31" EAST 126.15 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 90°00'04", FOR AN ARC DISTANCE OF 22.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°06'25" EAST 47.81 FEET; THENCE SOUTH 36°38'27" WEST 9.00 FEET; THENCE SOUTH 02°07'25" EAST 26.57 FEET TO THE NORTHEAST CORNER OF LOT 21 OF SAID BLOCK 209, ALSO BEING A POINT ON A SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 87°53'35" WEST ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID LOT 12 FOR 135.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 13,272 SQUARE FEET (0.3047 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE EAST LINE OF PARCEL "A", BEING S02°07'25"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.

FILE: UNITED AMERICAN PROPERTIES INC.

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 67091D

DATE: 4/20/20

STORMWATER MANAGEMENT PARCEL

BROWARD COUNTY, FLORIDA

FOR: PROGRESSO COMMONS

SHEET 1 OF 2

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

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

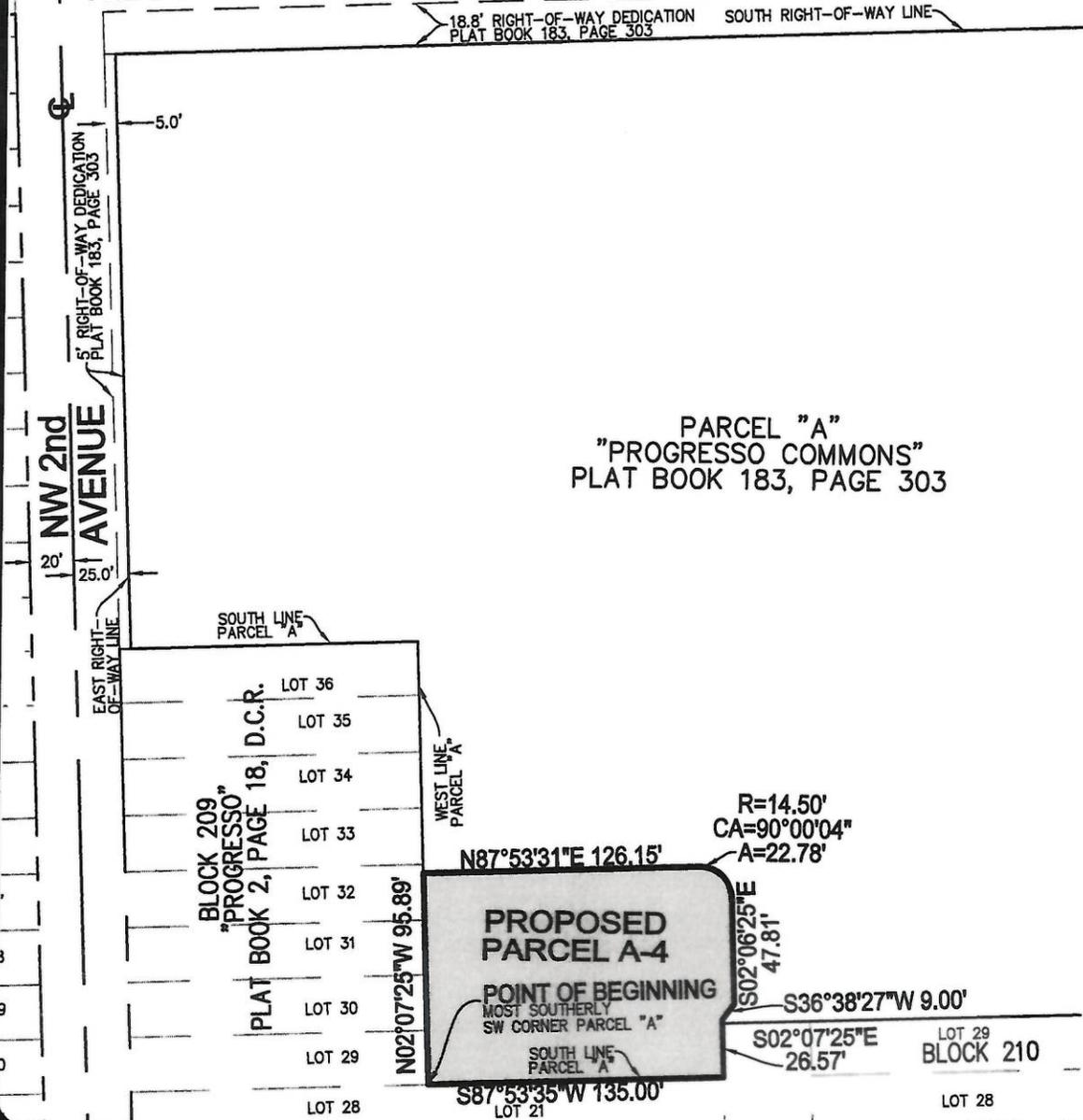


SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

WEST SUNRISE BOULEVARD (STATE ROAD NO. 838)



FILE: UNITED AMERICAN PROPERTIES INC.

SCALE: 1"=80'

DRAWN: L.S.

ORDER NO.: 67091D

DATE: 4/20/20

STORMWATER MANAGEMENT PARCEL

BROWARD COUNTY, FLORIDA

FOR: PROGRESSO COMMONS

SHEET 2 OF 2

LEGEND:

- ☉ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- D.C.R. DADE COUNTY RECORDS
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION

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